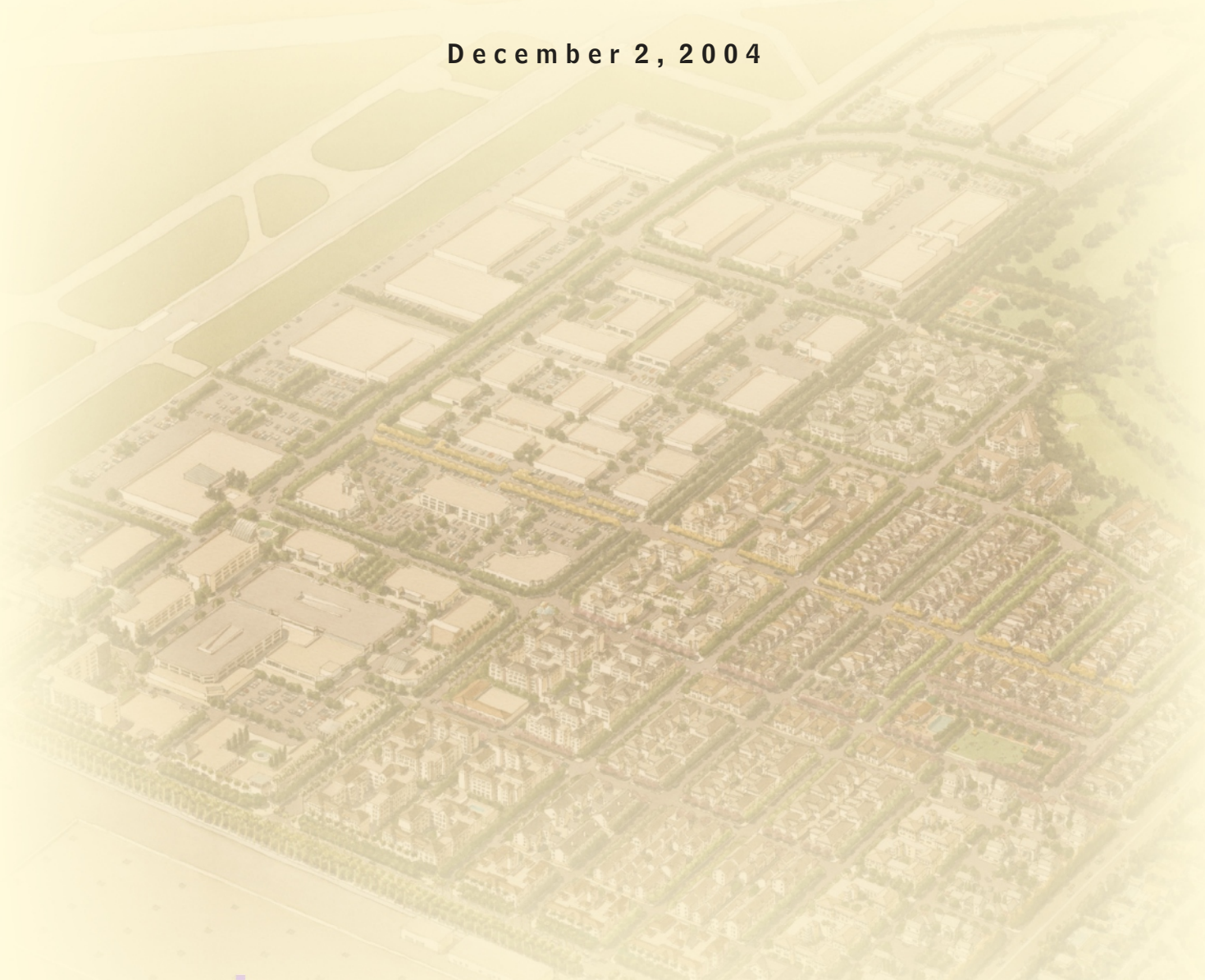
DOUGLAS PARK
LONG BEACH

PD-32 DESIGN GUIDELINES

December 2, 2004



CITY OF LONG BEACH

BOEING REALTY CORPORATION

JOHNSON FAIN

THE COLLABORATIVE WEST
Landscape & Public Realm Guidelines

DOUGLAS PARK
LONG BEACH

PD-32 DESIGN GUIDELINES

December 2, 2004

CITY OF LONG BEACH
BOEING REALTY CORPORATION
JOHNSON FAIN
THE COLLABORATIVE WEST
Landscape & Public Realm Guidelines

The Vision

"Douglas Park" will turn an outdated and obsolete aircraft manufacturing facility into a vibrant mixed-use, pedestrian friendly community that combines the best elements of the older established planning traditions of Long Beach with the contemporary realities of business, retailing and modern lifestyles.

"Douglas Park" will be focused on the shared public environment; from walkable tree lined streets, to a human scaled mixed-use "Main Street" with shopping, dining and other services, a collection of high quality housing choices, along with a variety of neighborhood parks, open spaces, quality architecture, pedestrian parkways and bicycle trails. At the same time, "Douglas Park" will incorporate the workplace, including a balanced blend of office and other commercial opportunities to provide much needed employment. Service and recreational land uses will be located within comfortable walking distance of the residential and commercial areas to enhance the sense of community, offer unique lifestyle choices and reduce automobile dependence.

"Douglas Park" will celebrate the products, the events, and the people who made history on the site through the incorporation of this memory into everyday living. This legacy will be remembered through a Public Art Master Plan designed to "tell the story" of the site in public areas such as parks, trails, sidewalks, streets and parkways.

"Douglas Park" represents a deliberate effort to establish a strong sense of community rather than an isolated aggregation of projects, by emphasizing neighborhoods rather than subdivisions, a main street rather than a shopping center and a mixed-use commercial district rather than a business park.

TABLE OF CONTENTS

DIVISION IV
MIXED USE OVERLAY ZONE GUIDELINES

DIVISION V
COMMERCIAL/INDUSTRIAL GUIDELINES

DIVISION VI
Crime Prevention Through Environmental Design

DIVISION VII
Plant Palette appendix

DIVISION VIII
Sustainability Features

LIST OF FIGURES

division I

introduction

Purpose/ Intent

The Design Guidelines for Planned Development 32 (PD-32) are recommendations for both private and public design and construction, and are a supplement to the California Building Code, Long Beach Municipal Code (LBMC), and PD-32 Development Standards.

These guidelines will be used by the Site Plan Review Committee and Planning Commission of the City of Long Beach (City) and the Douglas Park Design Review Committee (DRC) in the evaluation of development proposals to ensure that the Design Goals and Objectives of PD-32 Development Standards and the intent of these Design Guidelines are met.

The intent of these Design Guidelines shall be to implement the design goals and objectives as stated in the PD-32 Development Standards document. In addition, the following general design intent objectives should be taken into account:

- Establish a design criteria that acknowledges each project's obligation to the public realm.
- Provide design principles for the various Sub Areas in the project, and how they should be developed to create a cohesive whole.
- Combine the best of established planning traditions of Long Beach neighborhoods with the realities of contemporary development and modern life style.
- Strive for a high quality development, and establish a strong sense of community rather than an aggregation of isolated projects.

Design Review Process

These Design Guidelines, along with the Development Standards for PD-32 will be governed by the Design Review Process as described in the PD-32 Development Standards document. Submittals will be reviewed by two entities: the Douglas Park Design Review Committee (DRC) and the Planning Department of the City of Long Beach (City).

The City of Long Beach Site Plan Review Committee may, at its discretion, grant waivers through the Site Plan Review Process to the design guidelines contained in this document, as long as the overall intent of the provisions in this document is maintained.

Site Context

Project Location

The Site rests 5 miles northeast of downtown Long Beach and is framed by Lakewood Blvd. on the east, Carson St. to the north, Lakewood Country Club Golf Course to the west, and the Long Beach Municipal Airport to the south.

Surrounding land uses include two Boeing aircraft production facilities. The Boeing commercial 717 assembly plant and office center located along Lakewood Boulevard, and the Boeing military C-17 facility located southwest of the site and west of the airport. The area immediately north of Carson Street is located within the City of Lakewood and generally includes single family residences in an area referred to as the Lakewood Country Club Estates and the Lakewood Country Club Golf Course. The Lakewood Country Club Golf Course extends to the south of Carson Street and borders the project site to the West. Existing commercial development is located near the intersection of Lakewood Boulevard and Carson Street, as well as west of the Lakewood Country Club Golf Course. Other land uses within the surrounding area include the Sky links Golf Course to the southeast of the site and Long Beach City College to the north and east of the Boeing 717 facility.

Project Description

The 238 acre plan area located in the City of Long Beach will be designed as a master planned mixed-use project including: residential, public open space, retail, light industrial office, R&D, hotel, aviation related, manufacturing, and ancillary uses. The project will consist of 1,400 residential units of varied densities; a 400 room hotel; 3.3 million square feet of office, light industrial, retail, aviation-related, and manufacturing uses; and 9 acres of public open space. All uses will be designed to be compatible with the site context in terms of scale and adjacency of uses, and will use high quality design features to enhance the surrounding uses such as the Long Beach Municipal Airport, and Lakewood Country Club Golf Course and residential land uses. (See Figure 1).

Figure 1: Site Context and Vicinity

Master Planning Principles

The 238 acre portion of the site located in the City of Long Beach, and formerly used as a Boeing aircraft production facility will be designed to foster a walkable pedestrian-friendly community with streets laid out in a grid pattern that allow multiple routes to each destination; tree-lined sidewalks and parkways; a variety of housing choices; a pedestrian-scaled mixed use retail street; neighborhood parks; and a blend of commercial and industrial uses (See Figures 2 and 3). Refer to PD-32 development standards intent section for a further understanding of master plan principles.

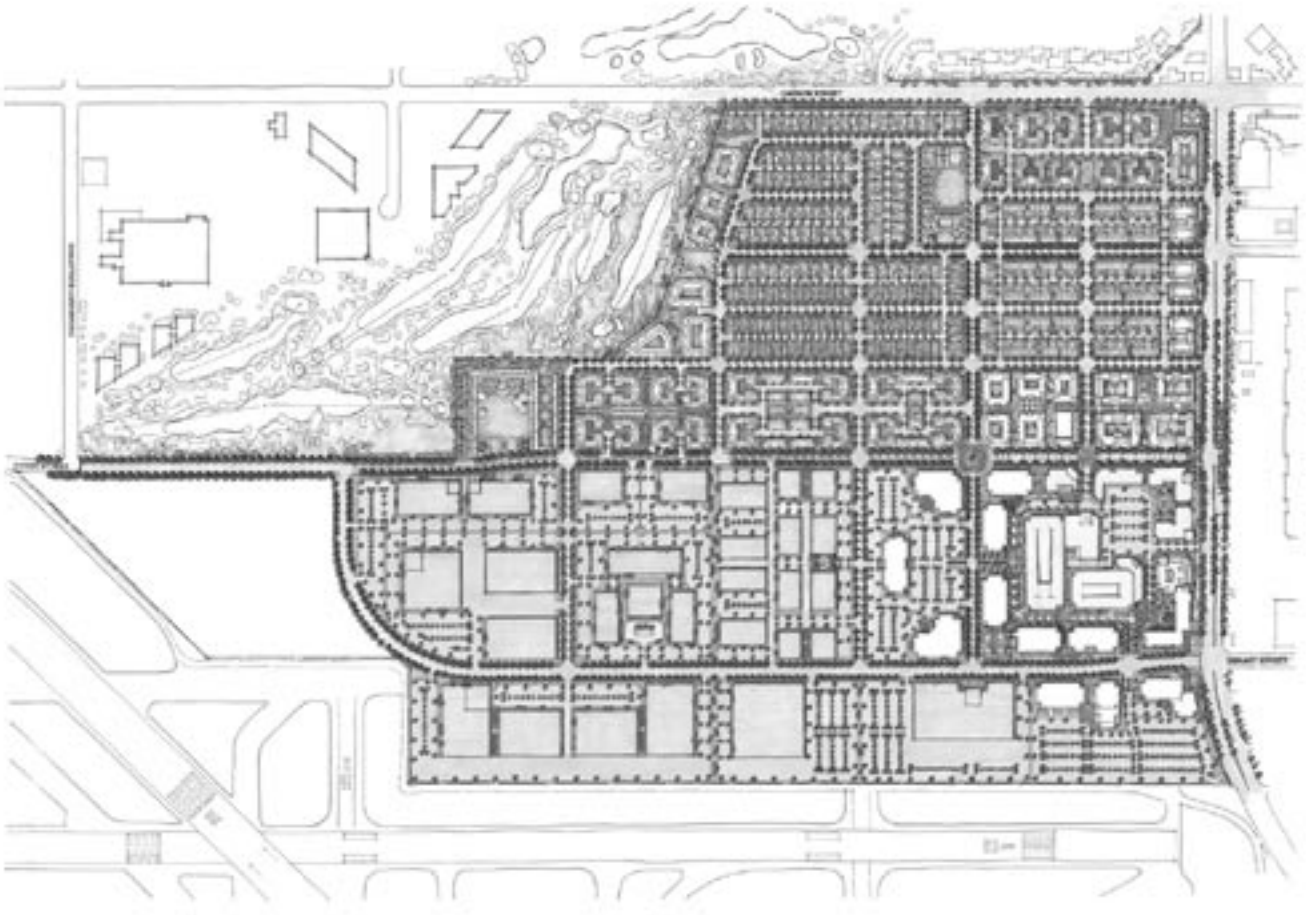
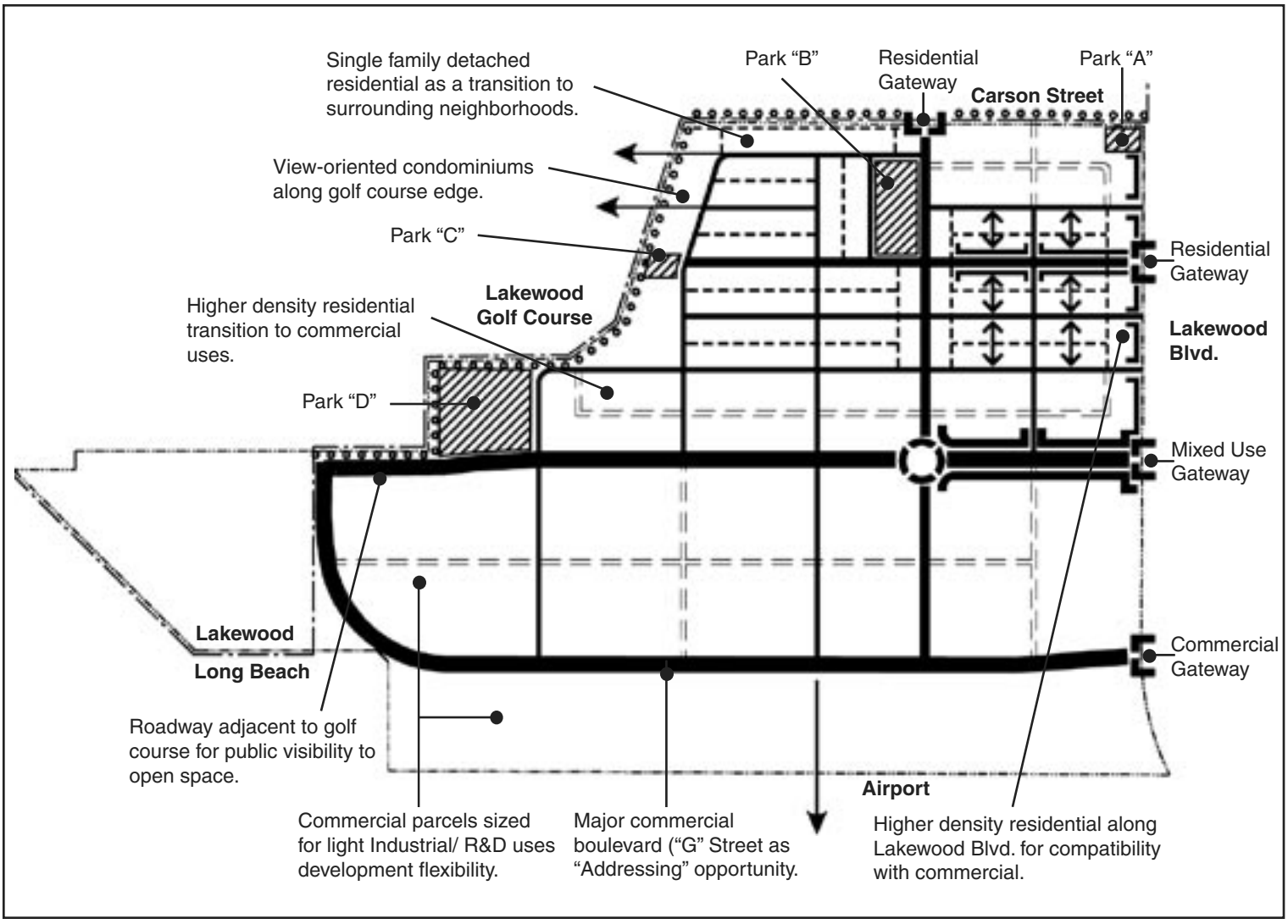


Figure 2: Illustrative Site Plan



Mixed Use/ Commercial Collector Streets

Residential Collector Streets

Residential Local Streets

Required Private Alley

Preferred Location of Access Streets

Class I Bike Route

PD Boundary

City Boundary

Round-a-bout

Gateways

Parks

Pedestrian Easment/View Corridors

Landscaped Pedestrian Links (Paseos)

Primary Build-To Lines

Secondary Build-To Lines

Figure 3 : Master Plan Principles Diagram

Division II

Public Realm Guidelines

DECEMBER 2, 2004

Public Realm Guidelines

Gateways

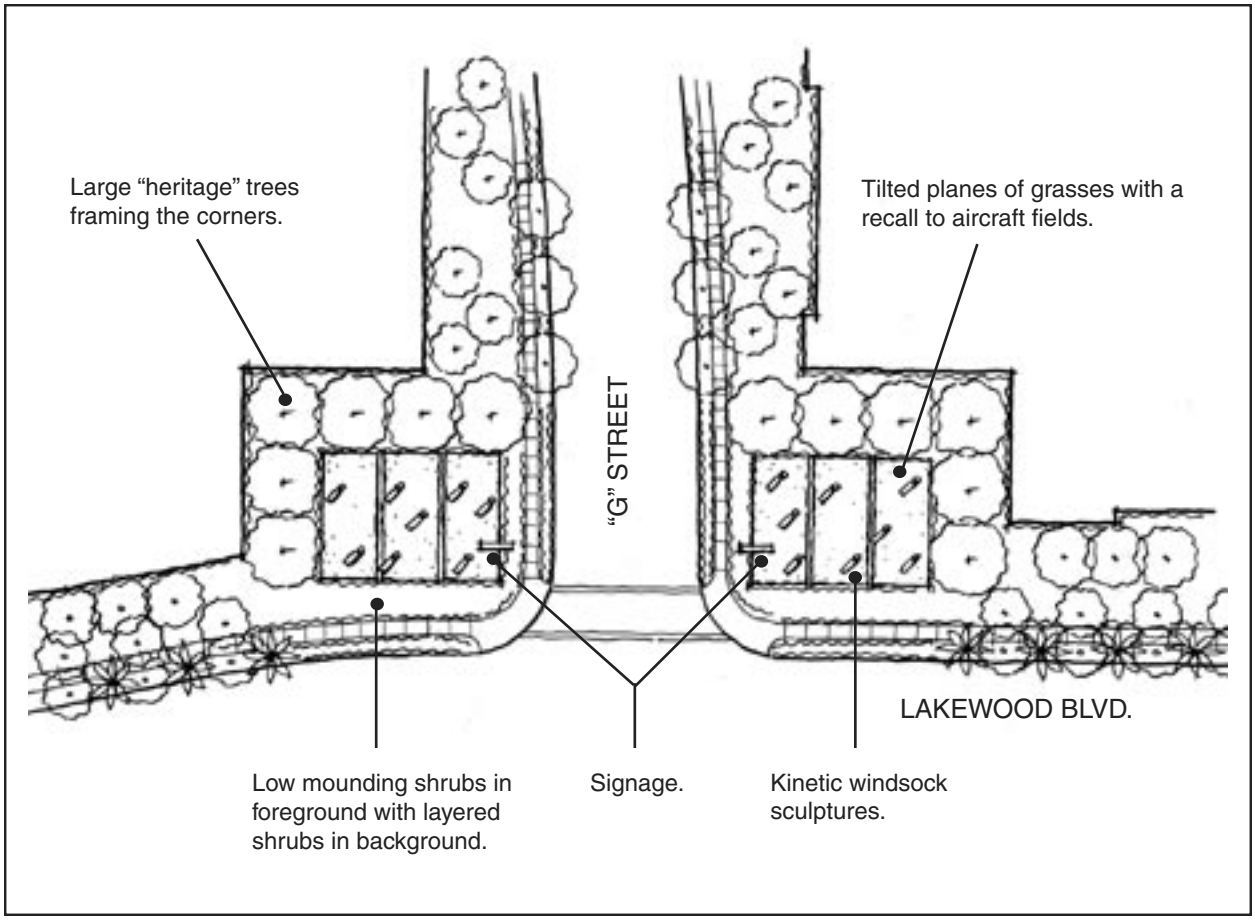
The gateways are an important element in establishing identity for Douglas Park. All major gateways will be designed to have a common design approach. Masses of large trees establish a framework within which the specific design of each gateway occurs. This "garden" design approach will allow flexibility for the uses associated with each gateway while providing a common link between all of them. Refer to the Master Plan Principals Diagram.

Commercial Gateways

The commercial gateway, at "G" Street and Lakewood Blvd., announces the arrival to the commercial portion of the site from the south and is the threshold into the commercial sub area. This gateway establishes the character and quality for the rest of the project (See Figure 4).

The gateway design will include the following elements:

- Large "heritage" trees on each corner to establish a framework. "Heritage" trees are mature Ficus microcarpa 'nitida' which will be transplanted from the Douglas Park site.
- Kinetic windsock sculptures.
- Tilted planes of grasses with a recall to aircraft fields.
- Materials and finishes with a recall to industrial and aircraft manufacturing such as, cast concrete, steel beams, or riveted panels.
- Low mounding shrubs in foreground with layered shrubs in background.
- Project identity signage to reflect the character of the associated commercial, industrial, and aircraft manufacturing land uses. Please refer to Signage Guidelines in this Division.



This plan represents a potential design solution. The actual design may vary.

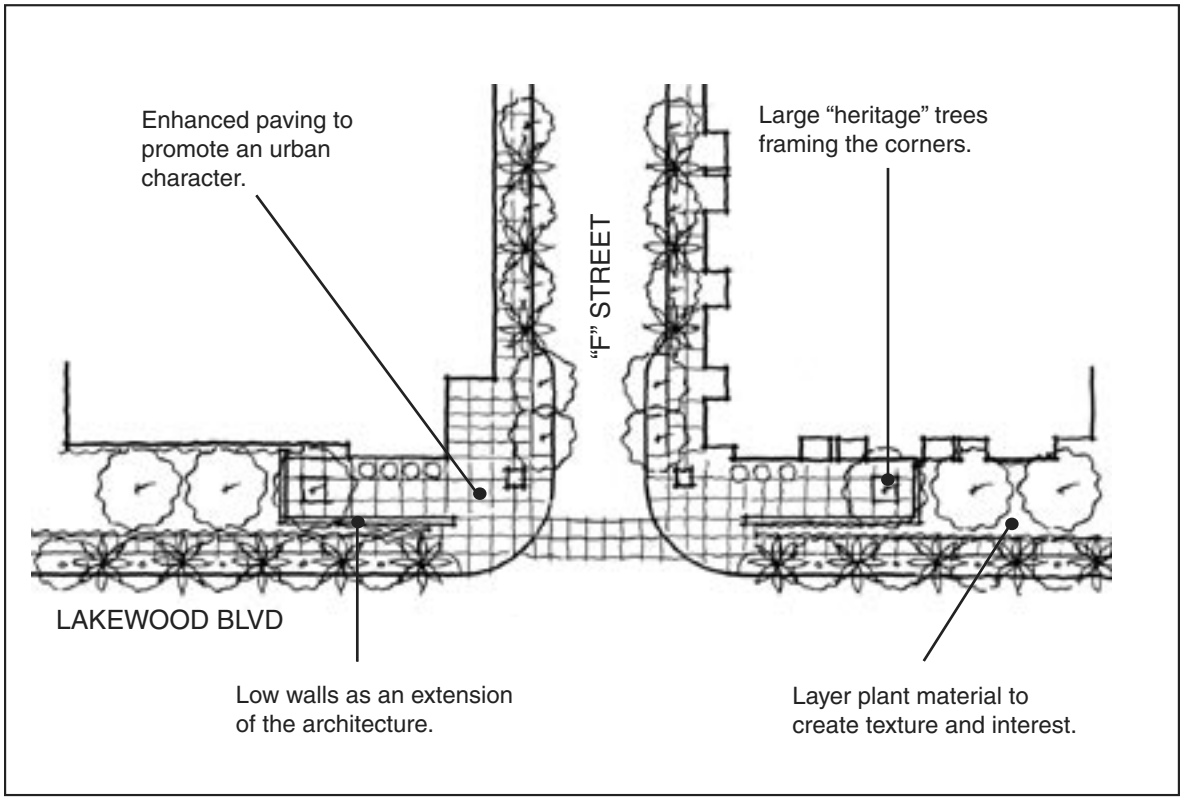
Figure 4: Commercial Gateway Plan

Mixed Use Gateways

The mixed use gateway is located at the corner of "F" Street and Lakewood Blvd. This gateway is a primary vehicular entrance into Douglas Park. Landscape forms should reflect an urban "main street" character and promote pedestrian connectivity. Design elements and signage should reflect the character of the mixed use zone and establish a strong visual connection into the site (See Figure 5).

The gateway design will include the following elements:

- Large "heritage" trees on each corner to establish a framework. "Heritage" trees are mature Ficus microcarpa 'nitida' which will be transplanted from the Douglas Park site.
- Low walls as extension of the mixed architecture to delineate plaza/ courtyard space.
- Layer plant material to create texture, depth, and interest.



This plan represents a potential design solution. The actual design may vary.

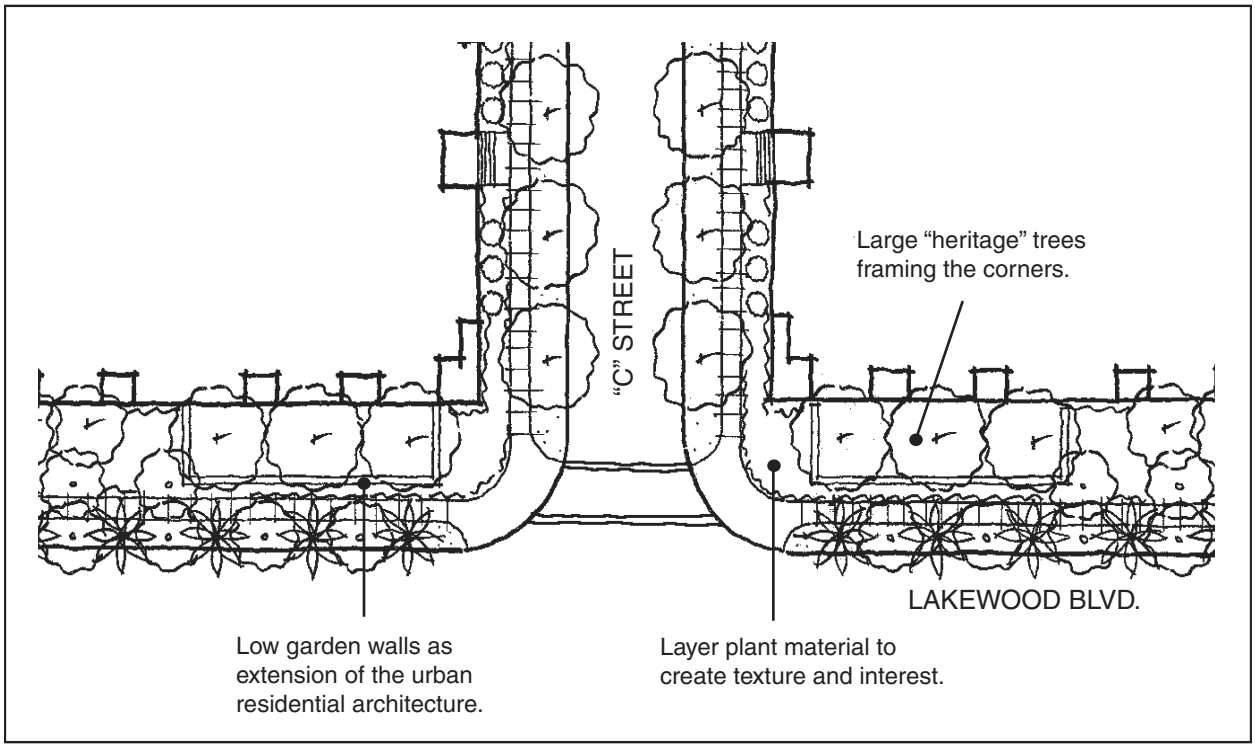
Figure 5: Mixed Use Gateway Plan

Residential Gateway

There are two residential gateways at Douglas Park. One is located at the intersection of "C" Street and Lakewood Blvd., the other is located at the intersection of 2nd Street and Carson Street. The gateway designs are intended to be understated and subdued while providing a threshold at the entrance to the residential land use at Douglas Park and a transition from the busy perimeters of Lakewood Blvd. and Carson Street (See Figure 6).

The gateway design will include the following elements:

- Large "heritage" trees on each corner to establish a framework. "Heritage" trees are mature Ficus microcarpa 'nitida' which will be transplanted from the Douglas Park site.
- Low garden walls as extension of the urban residential architecture at Lakewood Blvd. to establish identity.
- There will be no permanent signage at the residential gateways.
- Layer plant material to create texture, depth, and interest.



This plan represents a potential design solution. The actual design may vary.

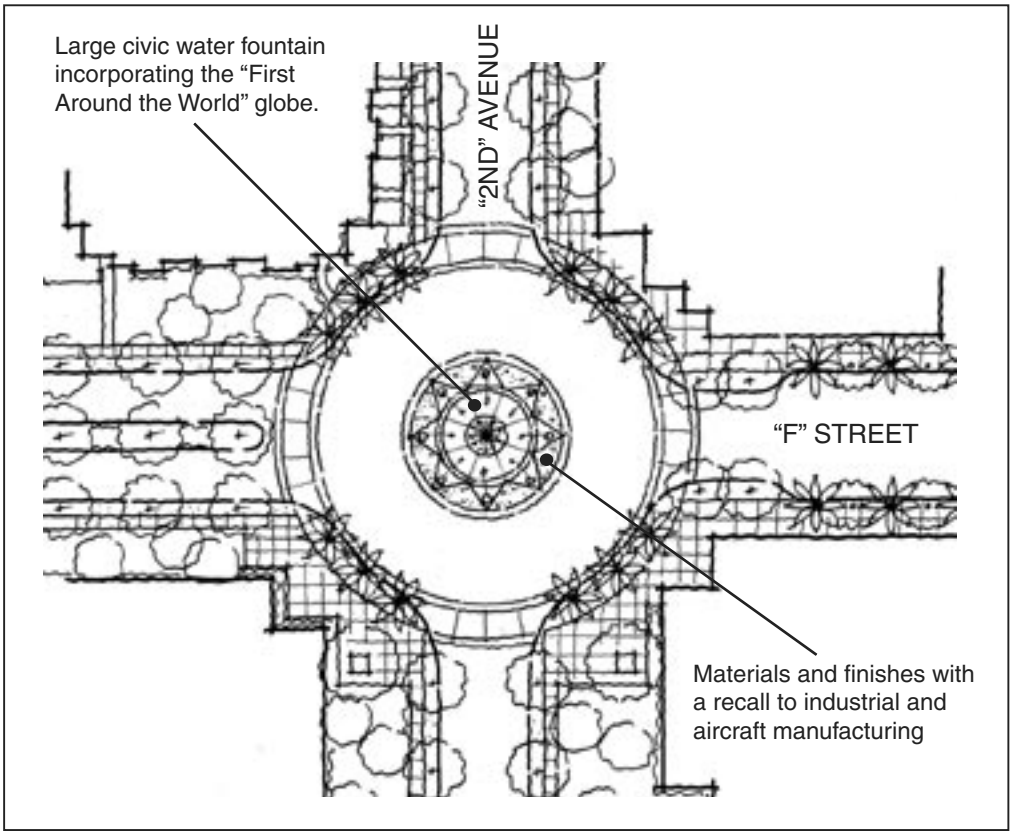
Figure 6: Residential Gateway Plan

Round-a-bout

Located at the intersection of "F" Street and "2nd" Avenue, the round-a-bout is positioned at the meeting point of all three land uses. It is the "heart" of Douglas Park and will be designed to celebrate community pride and the site's historical past by creating a strong sense of identity. It marks the end of the mixed use overlay zone and the edges of both the residential and commercial zones. The round-a-bout design will have an urban character and incorporate a patterned design with bold geometric forms (See Figure 7).

The round-a-bout design will include the following elements:

- Large civic water fountain incorporating a reproduction of the Douglas Aircraft "First Around the World" globe, which once stood at the entrance to the Douglas Aircraft Administration Building on Lakewood Blvd.
- Materials and finishes with a recall to industrial and aircraft manufacturing such as cast concrete and riveted panels.



This plan represents a potential design solution. The actual design may vary.

Figure 7: Round-a-bout Plan

Perimeter Designs

There are (4) four perimeter edge conditions adjacent to Douglas Park: Lakewood Blvd., Carson Street, Lakewood County Club, and the Long Beach Airport. Each edge is different with regard to its use and relationship to residential or commercial land uses at Douglas Park.

Lakewood Boulevard

The Lakewood Blvd. edge is intended to provide a consistent urban boulevard character adjacent to the commercial and residential land uses at Douglas Park. (See Figures 8to 9).

This perimeter design will include the following elements:

- Multiple height street trees designed to relate to pedestrian and vehicular scales, the adjacent architecture, and serve as an extension of Lakewood Blvd. landscape currently being implemented.
- Shrub and groundcover parkways.
- 6' Pedestrian sidewalk.
- Landscaped setback with layered screening shrubs and formal tree arrangements.
- Only low garden walls may be installed at gateways as extension of the architecture.
- Other perimeter walls and fences are strongly discouraged to enhance the more urban character of this boulevard edge.

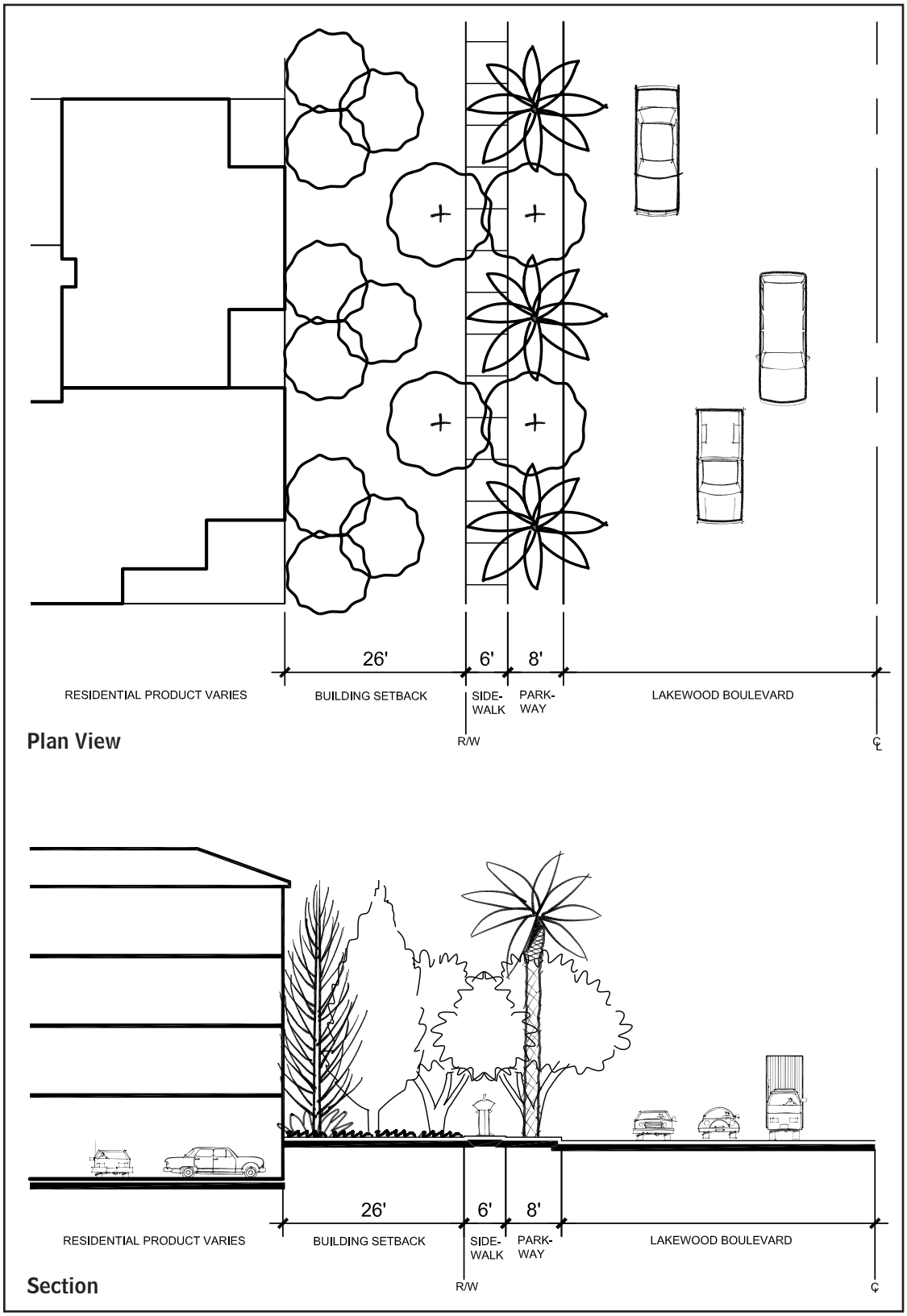


Figure 8: Lakewood Blvd. residential.

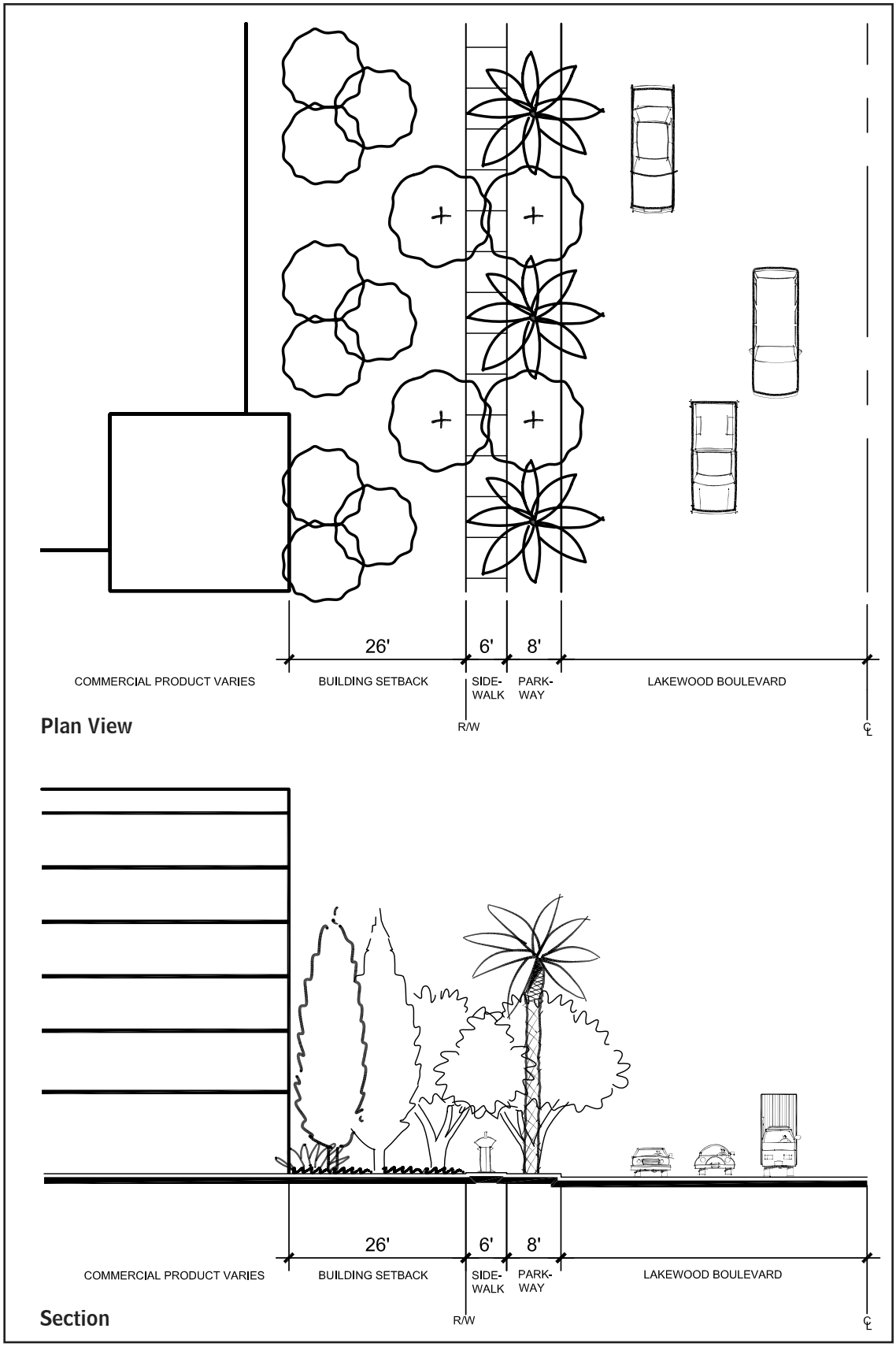


Figure 9: Lakewood Blvd. commercial.

Carson Street

The Carson Street edge is intended to accommodate the relationship of Carson Street and the adjacent single family and multi family residential uses. The intent is to capture the character of the adjacent golf course edge through planting and tree selection. (See Figure 10).

This perimeter design will include the following elements:

- Street trees designed to relate to pedestrian and vehicular scales, recall to the golf course, and relate to the existing street trees on the northern street edge.
- Shrub and groundcover parkways.
- 5' Pedestrian sidewalk.
- Class I bicycle path.
- Landscaped setback with screening shrubs and tree masses.
- Masonry community wall at single family residential edge for sound and security concerns.

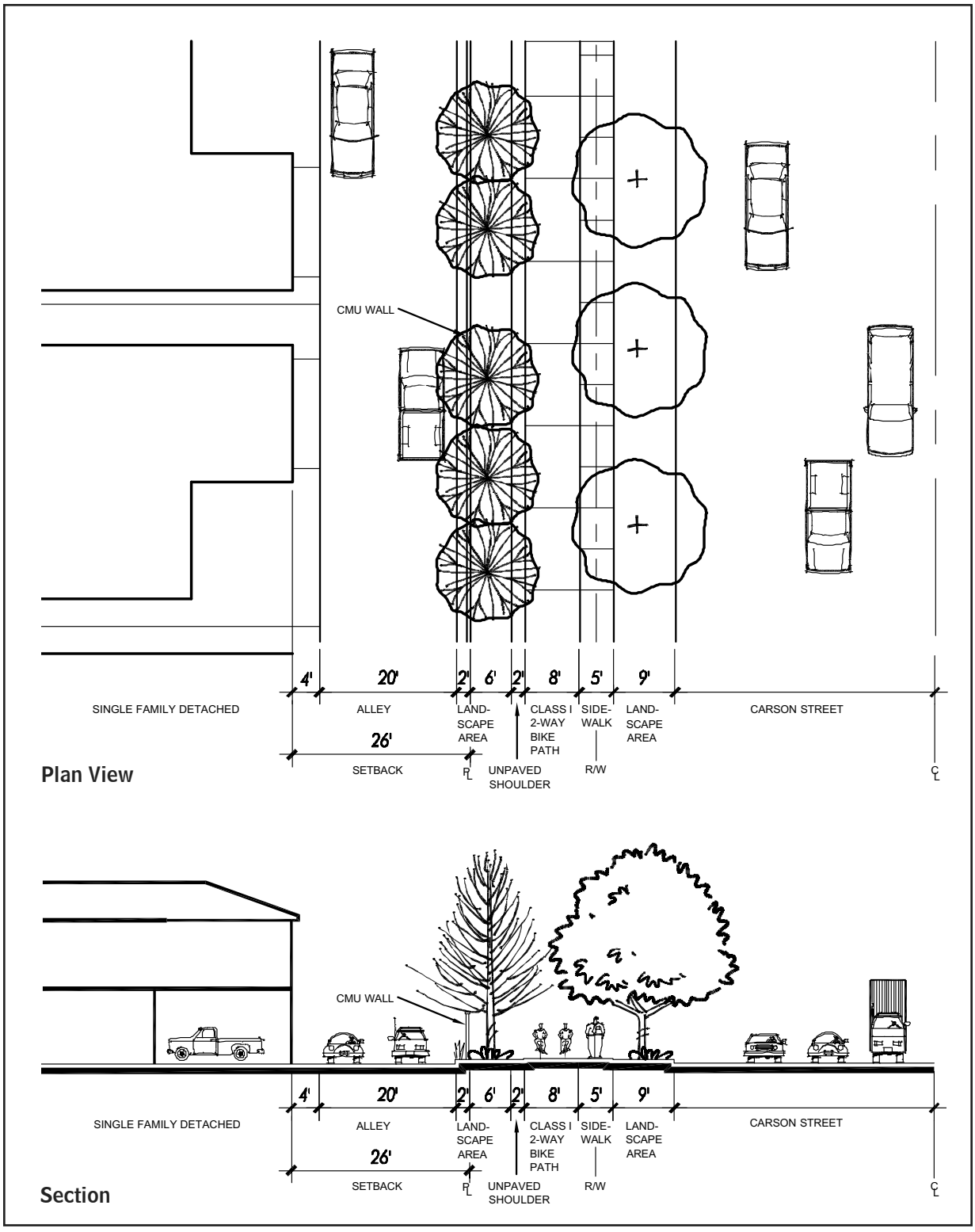


Figure 10: Carson Street at Single Family Detached.

Lakewood Country Club

The Lakewood Country Club edge provides an opportunity for visual connection with the golf course. The intent is to establish view corridors and capture the character of the adjacent golf course while being sensitive to golf play and safety concerns. The Lakewood Country Club edge is adjacent to single and multi family residential, park, and commercial land uses.

This perimeter design will include the following elements:

- Layered shrub, groundcover, and turf.
- New Tubular steel view fencing at property line to allow visual access.
- Class I bicycle path. (See Figure 11 and 12).
- Informal tree masses designed to frame view corridors and compliment golf course planting patterns and materials.

Long Beach Airport

The Long Beach Airport edge is intended to provide security for the airport, mitigate undesirable views, and provide view corridor opportunities, where appropriate. In addition, there is a height restriction for the majority of this edge which limits landscape heights.

This perimeter design will include the following elements:

- Shrub and groundcovers at the base of the fence. (Where feasible).
- Chain link airport perimeter fence with vines.

Class I Bicycle Path

The class I bicycle path provides a connection through the site and connects "F" Street to Carson Street. In addition, the path connects Park "D" to the Park "C" and runs parallel to the golf course edge. (See Figures 11 to 13).

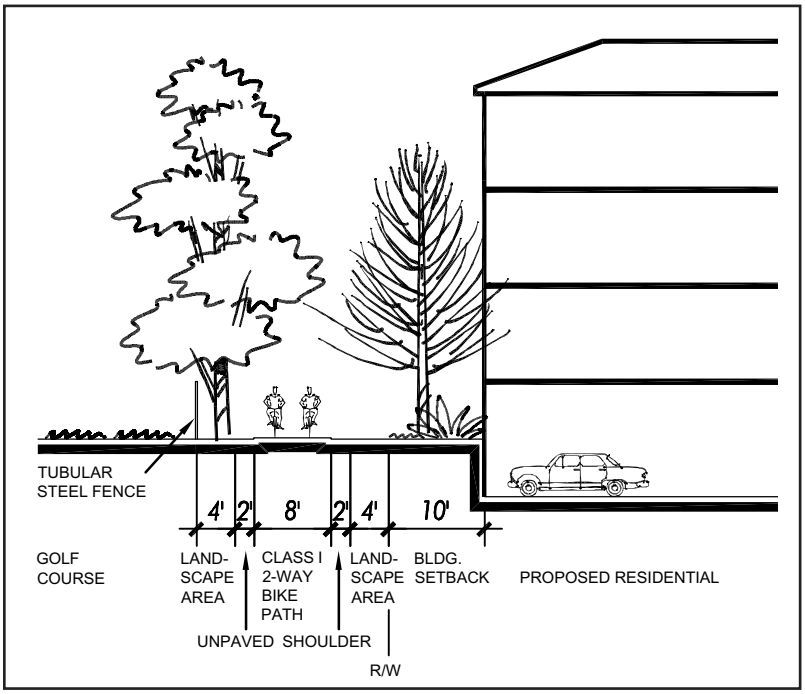


Figure 11: Section - Bike path at golf course edge and residential.

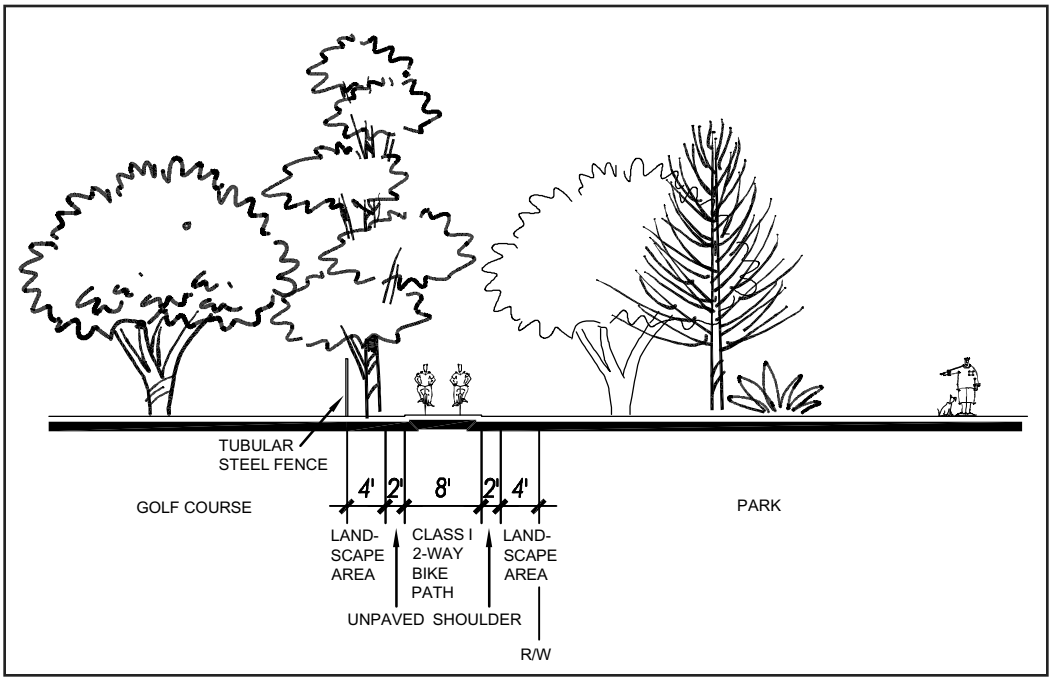


Figure 12: Section - Bike path at golf course edge and park.

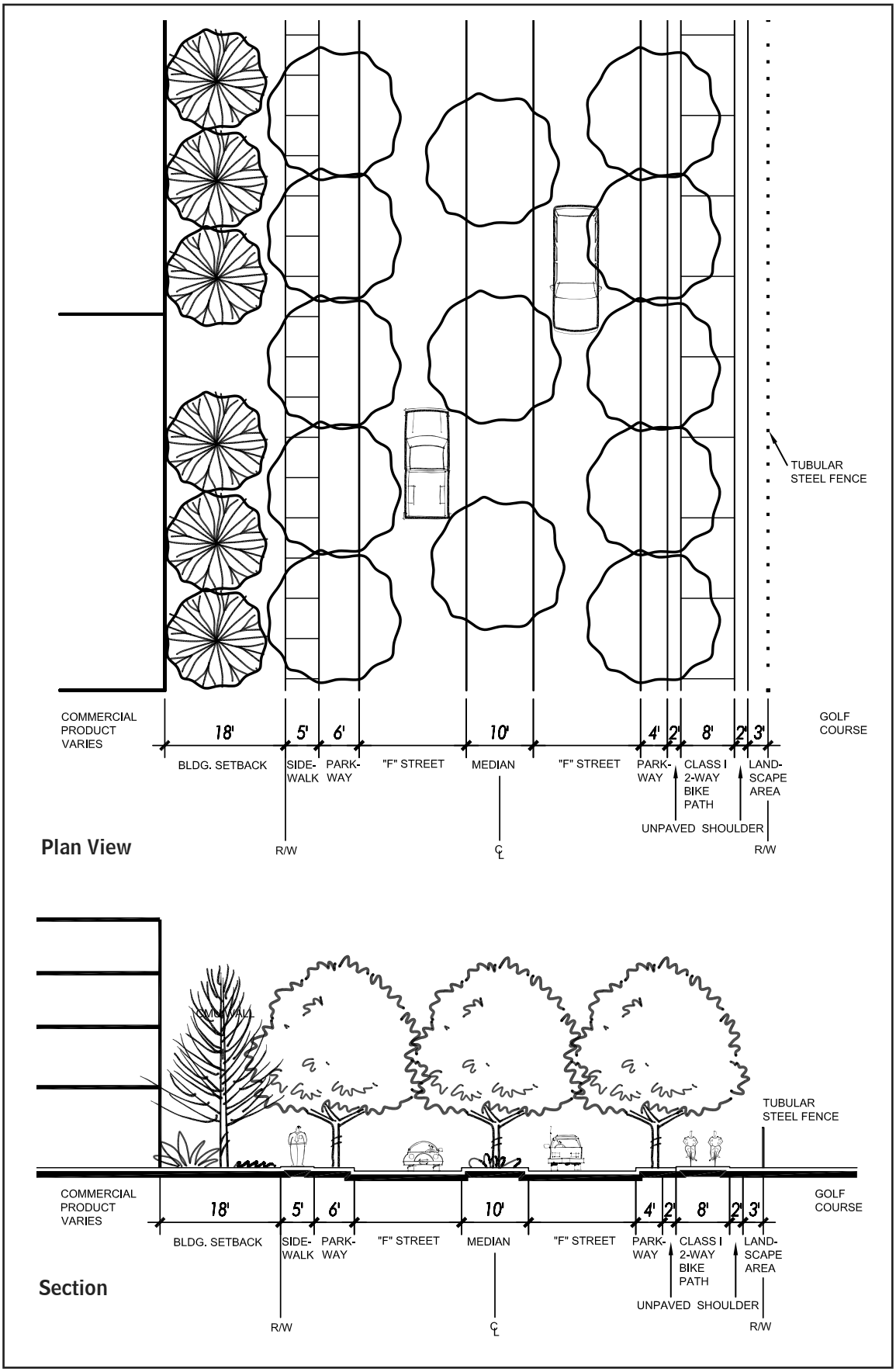


Figure 13: Bike path at "F" Street, west of Park "D", east of "G" Street .

Streets

The street right of way will be designed to recall the historic districts of Long Beach. A hierarchy of pedestrian and vehicular corridors has been established as the framework upon which Douglas Park is built. The continuity of the street character is essential in establishing a successful live/ work community and ensuring a safe pedestrian friendly environment.

Residential Streets

Residential streets will be designed to emulate the successful qualities present in traditional Long Beach neighborhoods such as: Belmont Heights, California Heights, and Caroll Park. (See Figures 14 and 15).

The character of these streets will be defined by the following elements:

- Turf parkways with large canopy trees.
- Light standards with a pedestrian scale.
- Long Beach standard street signs will be used to promote continuity of the project into the City of Long Beach.
- Sidewalks, corner layout, and curb radius that reflect traditional Long Beach neighborhoods.
- Corner bulb outs enhance pedestrian experience.
- Hardscape shall receive score line patterns with a recall to traditional Long Beach neighborhoods.
- On street parking.

a : Light standards with pedestrian scale.

b : Hardscape shall receive score line patterns with a recall to traditional Long Beach neighborhoods.

Figure 14 : Residential Street Character Images

c : Turf parkways with large canopy trees.

d : On street parking and turf parkways with large canopy trees.

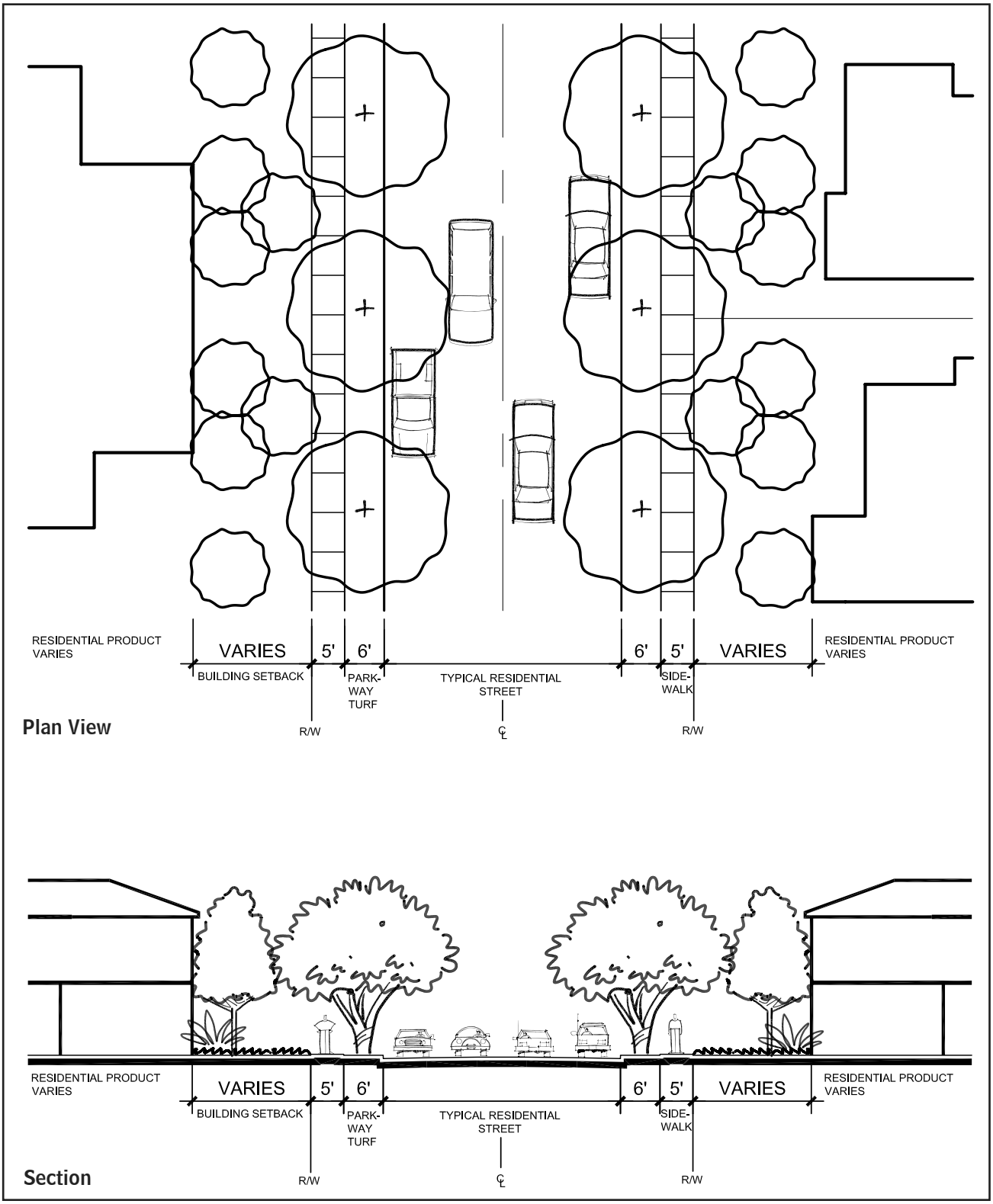


Figure 15: Typical residential street .

Mixed Use Street

The mixed use overlay area will recall the character of a traditional "main street" and promote pedestrian activity while accommodating vehicular circulation and parking. This zone will be activated by the proposed retail component and be animated and colorful. (See Figures 16 and 17).

The character of this street will be defined by the following elements:

- Street trees with regular upright form and formal spacing to create an urban character.
- Enhanced hardscape and sidewalk paving to establish quality (such as enhanced concrete or pavers at crosswalks and round-a-bout.)
- Bollards at corners to enhance pedestrian accessibility.
- Public art symbolic of the site's history.
- Upgraded light standards, signage, and site furnishing with a pedestrian scale.
- Site furniture with an urban character placed throughout to promote social interaction.
- On street parking.

a : Street trees with regular upright form and formal spacing to create an urban character and bollards at corners to enhance pedestrian accessibility.

Figure 16 : Mixed Use Street Character Image

a : Light standards with a pedestrian scale.

b : Enhanced hardscape and sidewalk paving to establish quality.

Figure 17 : Mixed Use Street Character Images

Commercial Streets:

The commercial streetscape character will be simple and bold providing continuity through planting design. (See Figures 18to 20).

The character of these streets will be defined by the following elements:

- Curb adjacent turf or groundcover parkways with evergreen canopy street trees.
- Required setbacks landscaped with screening shrubs and tree masses.
- Light standards, signage, and street furnishing with a contemporary style.

Curb adjacent turf or groundcover parkways.

Figure 18: Commercial Street Character Image

a : Landscaping to screen parking lots.

b : Required setbacks landscaped with groundcovers, screening shrubs, and tree masses.

Figure 19 : Commercial Street Character Images

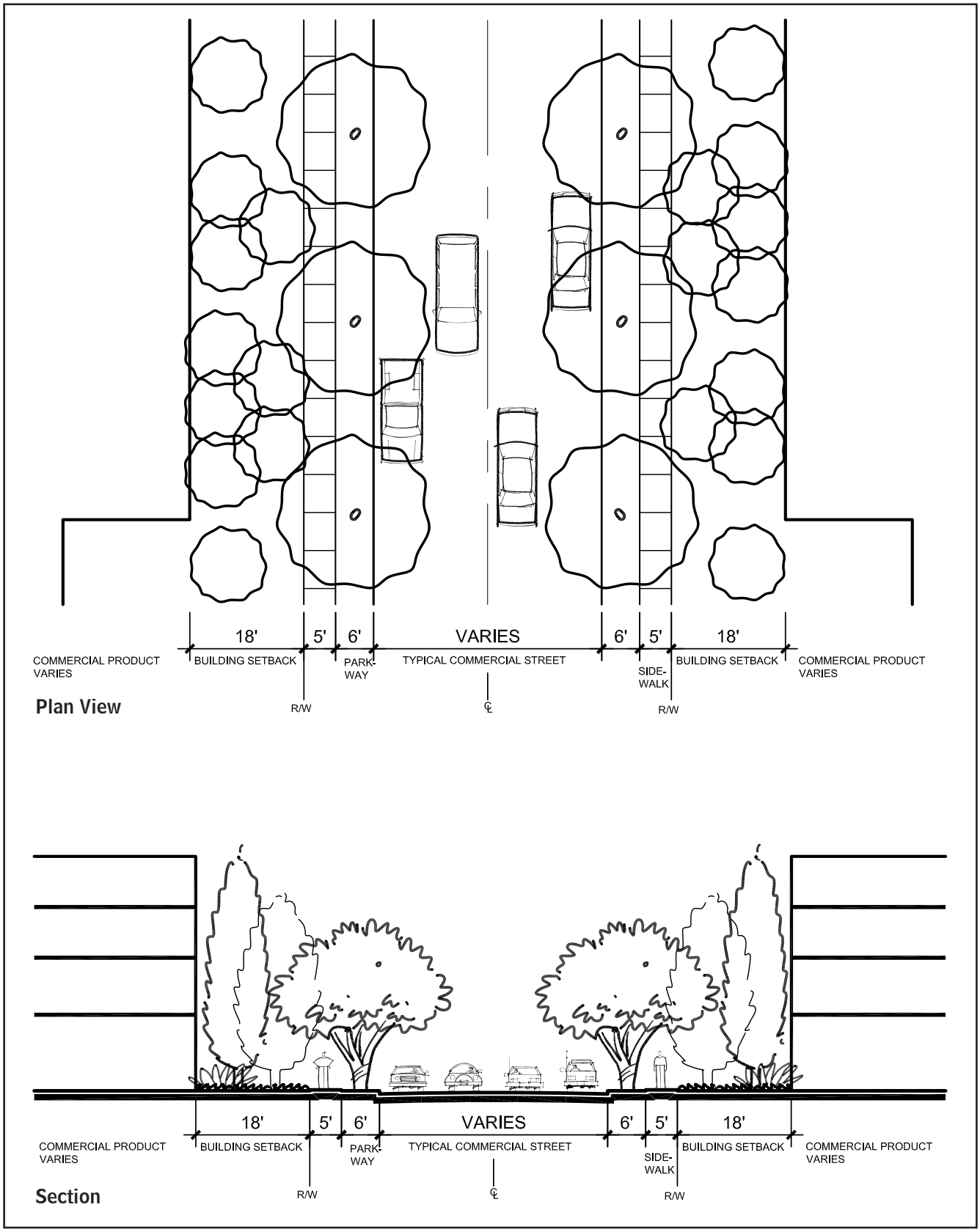


Figure 20: Typical north-south commercial street.

Parks

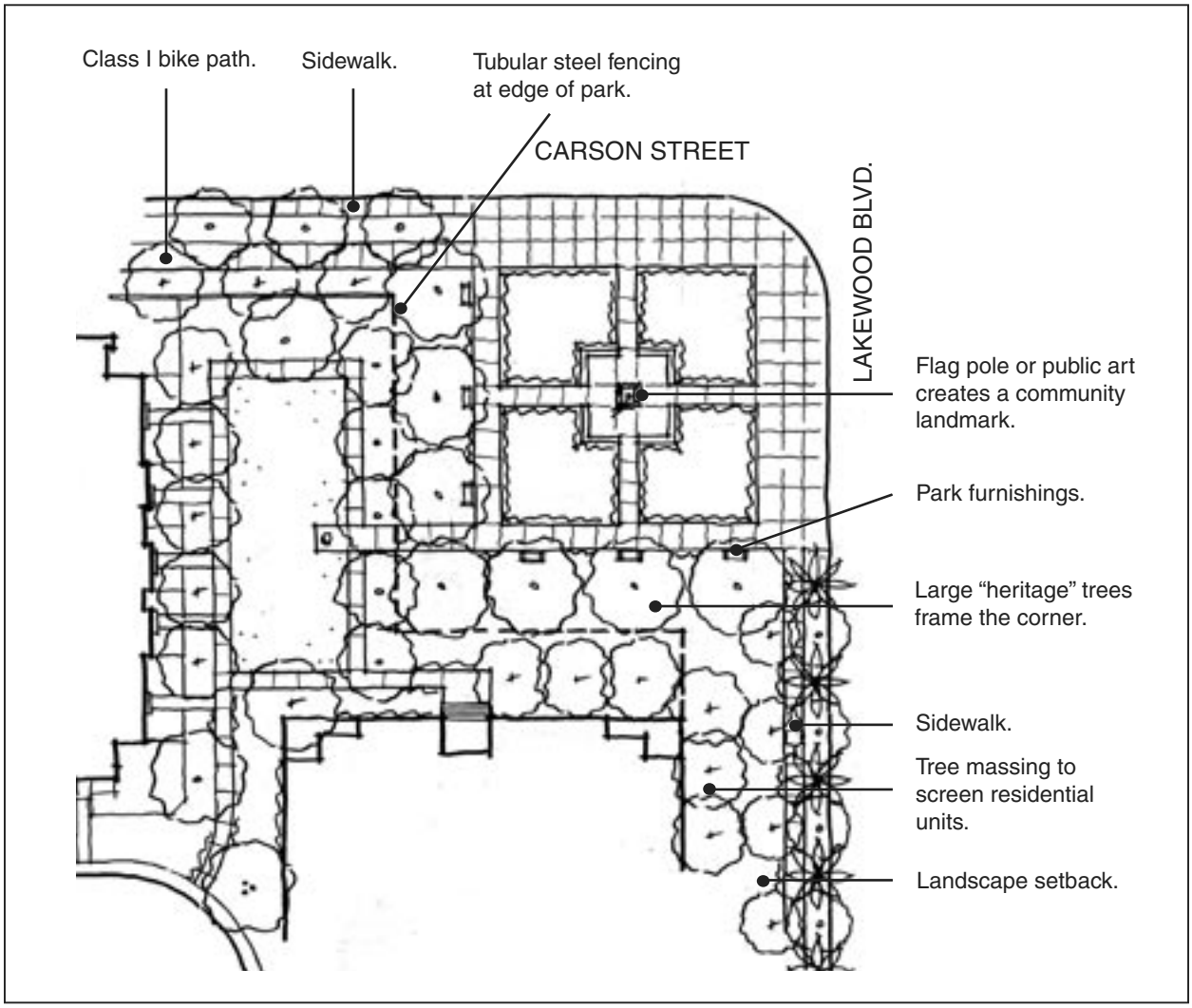
The public parks in Douglas Park contribute to the fabric of Long Beach and the character of the community. The goal of the parks is to provide opportunity for active and passive recreation, large and small community gatherings, and the opportunity to reflect on the site's historical and cultural significance. The parks are located within easy walking distance from all homes, positioned in appropriate relationships to adjacent land uses and site circulation, and serve as important landmarks within the community. There are (4) four public parks located at Douglas Park each with a unique identity. The intent, program, and design principals are listed below for each park.

Park "A"

Park "A" is a 0.4-acre park located on the corner of Lakewood Blvd. and Carson Street. The primary design principal is to announce the arrival to Douglas Park. In addition, this park will provide balance to the war memorial located across Lakewood Blvd. and establish a gateway into the City of Long Beach. Public art will celebrate the significance and importance of bicycles as transportation and communication tools in the site's history. In addition, the park will be designed to accommodate the users of the adjacent class I bicycle path. The park design will have an urban character and incorporate simple and strong forms (See Figure 21).

The park amenities will include the following elements:

- Large "heritage" trees on each corner to establish a framework. "Heritage" trees are mature Ficus microcarpa 'nitida' which will be transplanted from the Douglas Park site.
- Community landmark such as, a large American and Douglas Park flag or public art.
- Park furnishings which may include benches, drinking fountains, and bicycle racks to accommodate the adjacent class I bicycle path.
- Public art symbolic of the site's history.



This plan represents a potential design solution. The actual design may vary.

Figure 21: Park “A”

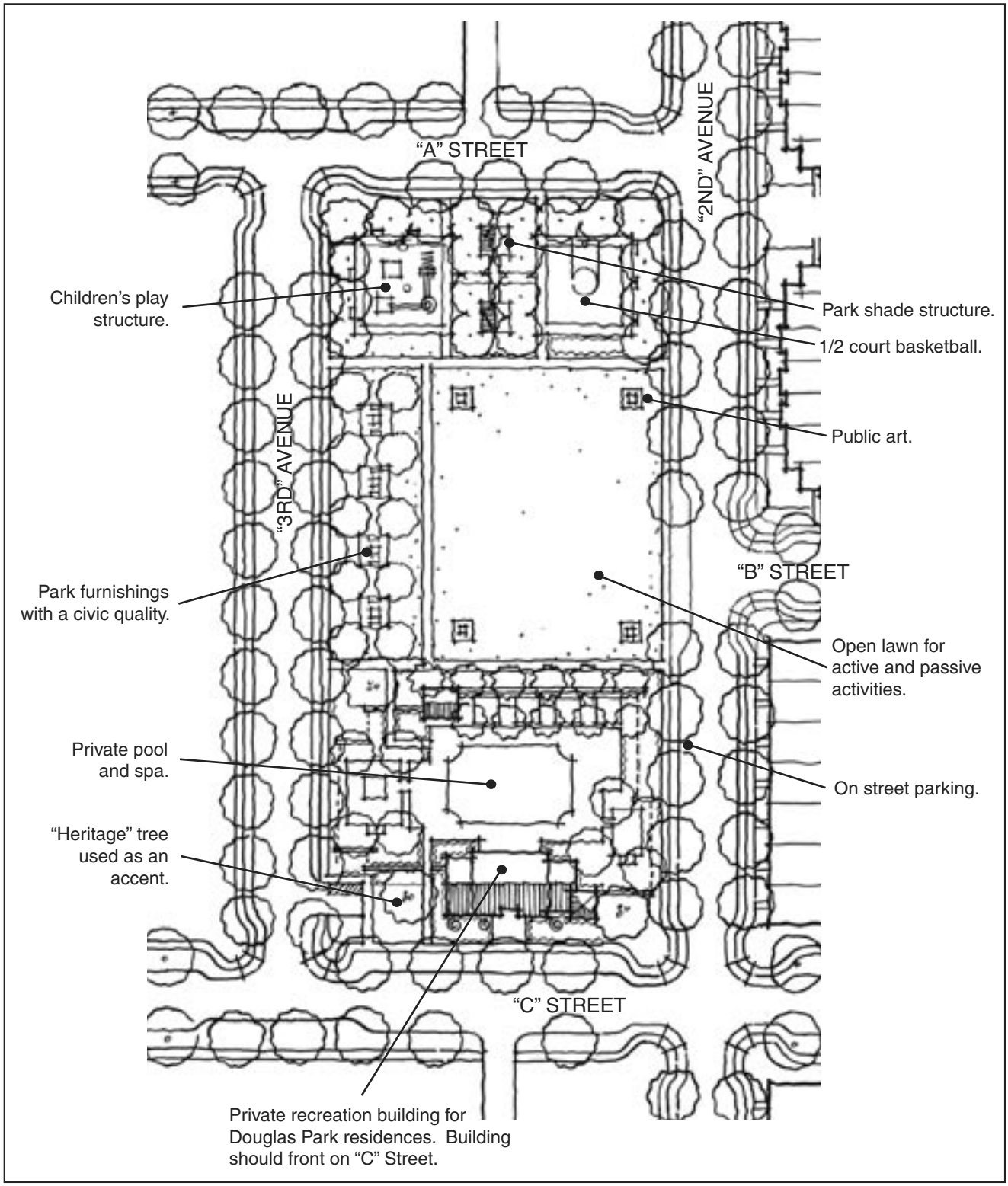
Park "B"

Park "B" is a 3.2-acre park with 1.0-acre reserved for the private use of Douglas Park residents. The Park is located on "2nd" Avenue between "A" Street and "C" Street at the terminus of "B" Street. Park "B" is located in the center of the residential area and will be the "Community Gathering Place" and provide a strong residential community connection. Public art will celebrate the site's historical and cultural significance as related to the people who worked on this site. (See Figure 22).

The park amenities may include the following elements:

- Recreation building, which will include a multi-function room, kitchen facilities, restrooms, and historical exhibits. Architecture of the recreation building to have civic qualities which will establish this building as a landmark for the residential community. The scale of the building should relate to the adjacent residential architecture and front onto "C" Street.*
- Swimming pool and spa.*
- Outdoor barbeque.*
- Fireplace. *
- Children's play structure.
- ½ court basketball.
- Public art symbolic of the site's history.
- On street parking.
- Open lawn for active and passive activities.
- Park furnishings with a civic quality.
- Park shade structure.
- Large "heritage" trees used as accents. "Heritage" trees are mature Ficus microcarpa 'nitida' which will be transplanted from the Douglas Park site.

* Indicates private use for Douglas Park residents.



This plan represents a potential design solution. The actual design may vary.

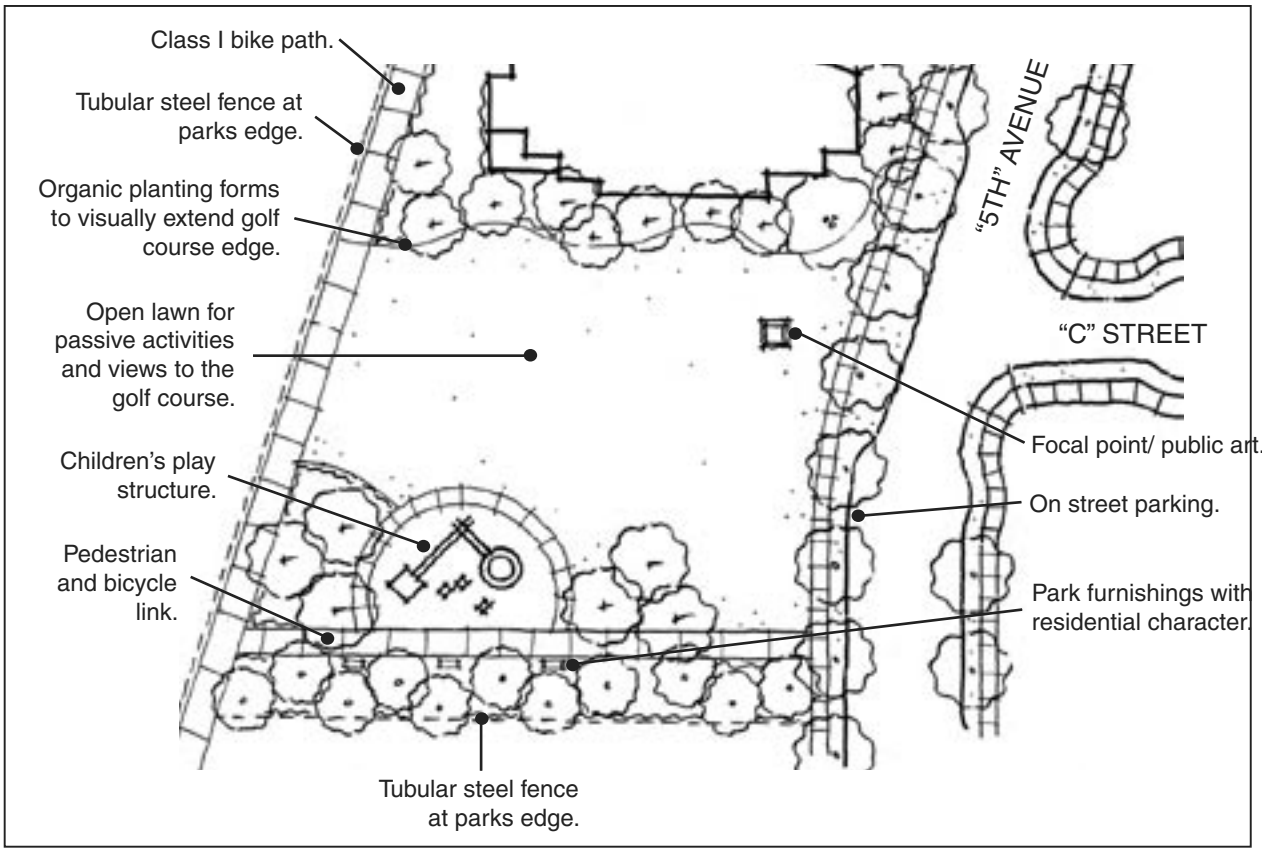
Figure 22: Park "B"

Park "C"

Park "C" is a 1.1-acre park located on "5th" Avenue at the terminus of "C" Street. The primary design principal is to engage the golf course edge, establish a strong visual connection as the terminus of the primary residential gateway street, and provide an opportunity to connect to the adjacent class I bicycle path. The character of the design is reflective of the golf course forms and plant material. (See Figure 23).

The park amenities will include the following elements:

- Children's play structure.
- Park furnishings with a residential character.
- Open lawn for passive activities.
- Public art symbolic of the site's history.
- On street parking.



This plan represents a potential design solution. The actual design may vary.

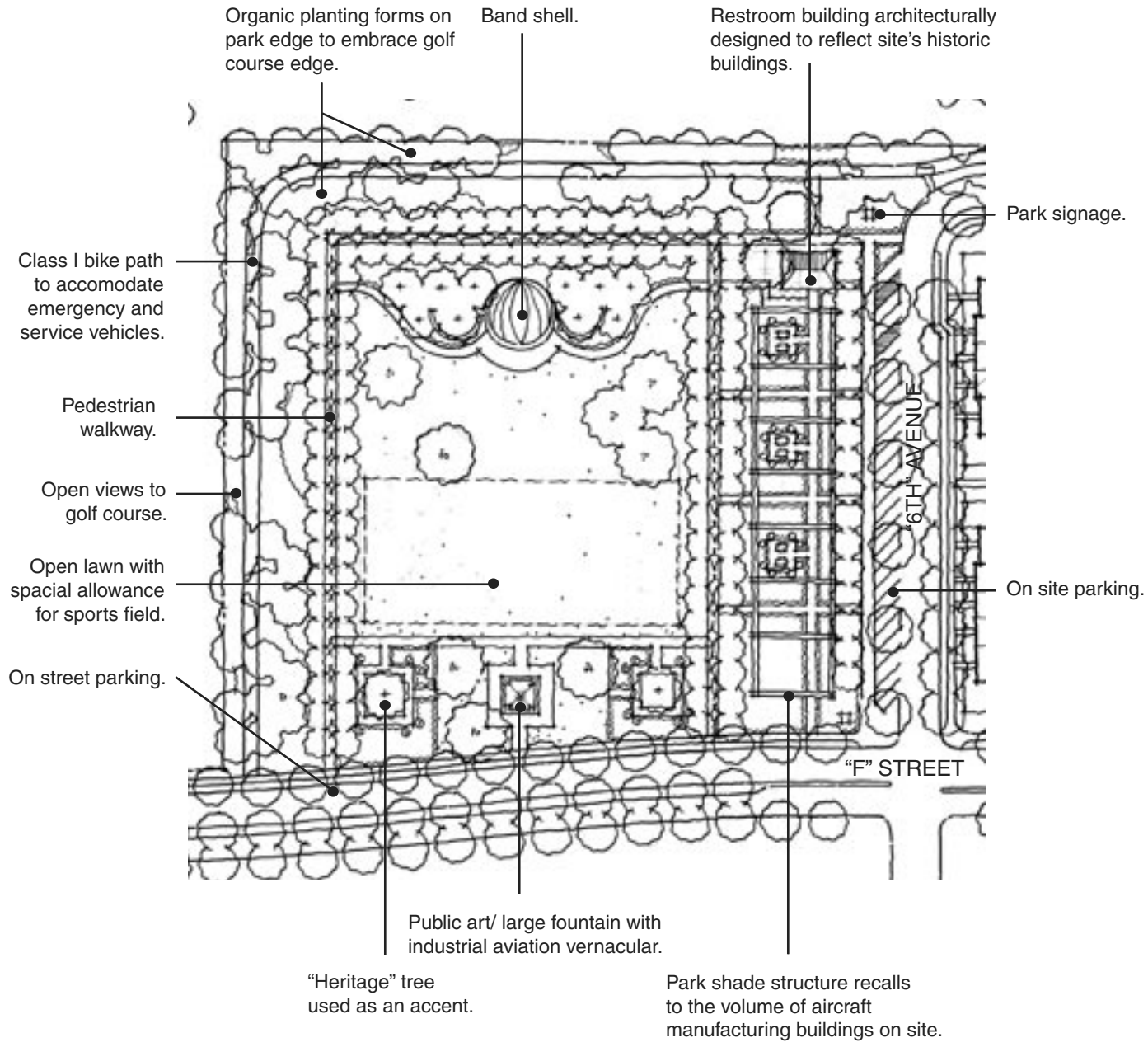
Figure 23: Park "C"

Park "D"

Park "D" is a 5.8-acre park located on "F" Street to the west of "5th" Avenue. The primary design principal is to accommodate a variety of active and passive programmed uses. This flexibility will establish Park "D" as the main gathering place for larger community and city events which may include "Concerts in the Park" with the Long Beach Municipal Band. The design will address the adjacent golf course use and engage view corridor opportunities. Public art will incorporate the site's historical and cultural significance as related to the products manufactured on site and materials used for their construction. (See Figure 24).

The park amenities will include the following elements:

- Band shell.
- Open lawn for active and passive activities.
- Large fountain with industrial aviation vernacular.
- Public art symbolic of the site's history.
- Park shade structure designed to capture the spirit and volume of the aircraft manufacturing buildings on site.
- On site and street parking for park uses.
- Park furnishings with a recall to industrial aviation vernacular.
- Spatial allowance for a sports field.
- Restroom building architecturally designed to recall the site's historic buildings.
- Class I bicycle path designed to accommodate emergency and service vehicles.
- Pedestrian walkways to encourage casual strolling.
- Large "heritage" trees used as accents. "Heritage" trees are mature Ficus microcarpa 'nitida' which will be transplanted from the Douglas Park site.



This plan represents a potential design solution. The actual design may vary.

Figure 24: Park "D"

Public Art

Public art will play an important role at Douglas Park. A public art master plan will be prepared by the Master Developer in conjunction with the first phase of development, which will identify the locations and designs of the public art for Douglas Park. The primary goal of the public art program is to embrace the site's historical and cultural significance by examining the products produced during the WWII and Jet eras, celebrating the "heros" who worked here, and recalling the landmark events that took place on this site. Inspiration for the art will come from the bold past of the Douglas Plant and the brilliant future of Douglas Park. (See Figure 25).

The public art program may include the following elements:

- Fountains.
- Sculpture.
- Street Plaques.
- Concrete Stamps.
- Postcard, Poster, and Letter Tiles.
- Interpretive Pylons.
- Bronze Footsteps.
- Engraved names.

a : Interpretive Pylons.

b : Windsocks

Figure 25 : Public art Images

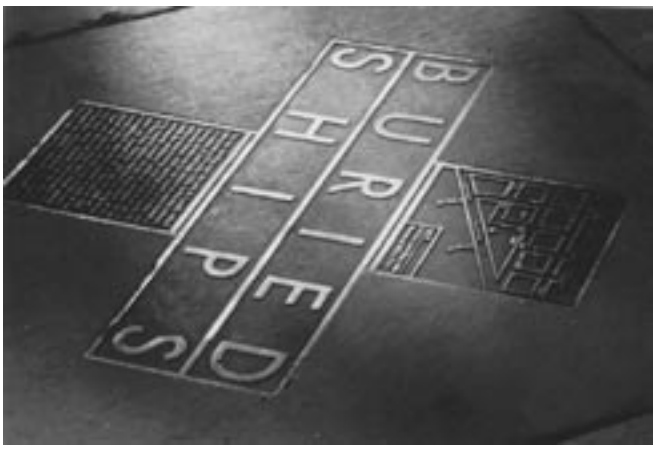
Signage

Signage will play an important role in the identity of Douglas Park. A signage master plan will be prepared by the Master Developer in conjunction with the first phase of development. A primary goal of the signage master plan will be to establish quality sign design appropriate for the context of Douglas Park and materials. Signs which are visually "loud" are discouraged. Signs must comply with the minimum standards set forth in the Long beach Municiple Code (LBMC Section 21.44.105).

The signage master plan should address the following types of signage with emphasis on quality materials, methods of illumination, and design.

- Project identity signage.
- Vehicular and pedestrian directional signage.
- Park signage.

c : Postcard, Poster, and Letter Tiles.



a : Street Plaques.

b : Engraved names

Figure 26 : Public art Images

division III

residential guidelines

DECEMBER 2, 2004

Introduction

The development of exceptional quality and character residential areas should be seen as an opportunity to create new neighborhoods that are reminiscent of the best assets of established Long Beach Neighborhoods: tree-lined streets with their intimate scale and lush landscape, along with well designed neighborhood parks, will be the armature for this pedestrian-scaled community. The location of a mixed use zone in the form of a traditional "Main Street" will provide convenient services and shopping that reinforce walkability in this new community.

Some master planned communities have tried to enforce rigid architectural rules to promote traditional styles of architecture. While traditional styles associated with historic Long Beach neighborhoods are not discouraged, the desired outcome of these guidelines is not to create a homogeneous character; instead, the intent is to encourage a range of appropriate, site specific solutions that reflect the climate, the setting, and the careful attention to context, both within the project and the adjacent land uses.

General Residential Landscape & Design Guidelines

Landscape plays an important role in contributing to the overall character of the residential area at Douglas Park. The intent is to recall the successful qualities present in traditional Long Beach neighborhoods while reflecting the unique landscape of Southern California.

Landscape guidelines that apply to all residential sub areas are as follows:

Walls and Fences

The goal is to minimize the need for walls at Douglas Park and to maintain a visually open character except where walls are required for sound attenuation or needed for privacy and security.

- Plant material or "hedge" fences are preferred over walls. (See Figure 27a).
- Walls, retaining walls, and fencing shall be constructed of material, finish, and color complimentary of the building architecture.
- Wall caps are encouraged.
- Prohibited materials include: chain link, grape stake, glass, cribwall, railroad ties and the like.
- Trees, shrubs, and vines shall be planted to screen and beautify perimeter walls and discourage graffiti. (See Figure 27b).
- Pilasters shall be used at changes in wall direction and wall type.

a : Plant material or hedge fences are preferred over walls.

b : Trees, shrubs, and vines shall be planted to screen and beautify perimeter walls and discourage graffiti.

Figure 27 : Residential Wall and Fence Images

Paving

Paving design is important in reinforcing the character of the community. The intent is to create a sense of quality while enhancing the pedestrian and vehicular experience. Paving elements include, but are not limited to: walkways, entry walks, steps, courtyard paving, and recreation area decks. These elements occur outside of the public right-of way.

- Paving finishes should complement the architectural style of buildings.
- Enhanced paving is encouraged, which may include: stone, brick, pavers, exposed aggregate, and colored and textured concrete.
- Finishes imitative of other materials, such as stamped concrete are discouraged.
- Paving should be designed to enhance the relationship between the building and landscape.
- Paving should be designed as an extension of the building architecture.
- Paving areas visible from public view should receive an enhanced finish and scoring.
- Enhanced paving is encouraged, which may include stone, brick, pavers, exposed aggregate, colored, and textured concrete. (See Figure 28).

Enhanced paving is encouraged, which may include: stone, brick, pavers, exposed aggregate, and colored and textured concrete.

Figure 28 :Hardscape Character Image

Irrigation

The intent of the irrigation criteria is to encourage efficient use of water resources while maintaining the character of the community.

- All landscaped areas are to be irrigated by a permanent automatic irrigation system.
- Irrigation design shall incorporate environmental considerations such as: plant material, sun, shade, soils, wind, and percolation rates.
- Moisture sensing and rain shut off devices are encouraged.
- Above ground irrigation devices such as backflow preventers and irrigation controllers are to be completely screened from off site views.
- Valve boxes are encouraged to be located in planting areas.
- Reclaimed water shall be used except in locations prohibited by code such as, adjacent to swimming pools.
- Irrigation systems should be designed considering pedestrian safety and property damage.

Planting Design

- Planting design should complement the architectural style, scale, and density of the adjacent buildings.
- All buildings shall have continuous shrub foundation plantings.
- Vertical evergreen trees should be used to screen and soften architecture.
- Evergreen, deciduous, and flowering trees should be used as accents.
- Ensure trees do not conflict with light standards to ensure proper light coverage. Planting shall comply with the Long Beach Municipal Code (LBMC Section 14.28.020).
- Flowering perennial and shrubs are preferred over annual color. Annual color should be reserved for accent areas only.
- Planting which requires low amounts of supplemental water is encouraged.
- Planting design shall consider the ultimate size of the plant material.

- Planting design shall consider water usage and maintenance needs.
- Parkways are to be planted and sodded with turf. Seeded turf is not allowed.
- Refer to the Plant Palette for suggested plant material. (See appendix).

Screening

Screening of visually undesirable objects is required. Methods of screening may include masonry walls, overhead trellis, and landscape planting of evergreen material. The below items must be screened from off site views:

- Mechanical equipment such as air conditioners.
- Equipment such as backflow preventers and controllers.
- Utilities such as transformers and meters.
- Trash containers.
- Parking areas and parking garages should be thoughtfully planned and attractively designed.

Exterior Lighting

The intent of the lighting criteria is to provide safety while enhancing night time community character.

- Light sources should be concealed and indirect.
- Exposed fixtures should be selected to relate to the architectural character.
- Landscape lighting should be limited to accents and pathways.
- Exposed bulbs are prohibited.
- Light fixtures mounted on top of pilasters are discouraged.
- Security lights on motion detectors are discouraged.

Maintenance

The intent of the maintenance guidelines are to encourage a safe, clean, and healthy condition at all times.

- Trees should be maintained to allow for proper light distribution of adjacent light standards.
- Maintenance such as weeding, fertilization, mowing, pruning, light fixture maintenance, irrigation system maintenance, and trash removal shall occur on a regular schedule.
- Dead or poorly performing plant material is to be replaced once it is discovered.
- Graffiti shall be painted out within in 24 hours.
- Pruning is encouraged to retain the natural form of plant material. Topiary is discouraged.

Mailboxes

- Mail box design should reinforce the character of the architecture

Single-Family Detached District (Sub Area 4)

This portion of the residential community within PD-32 is single family detached residential district with moderate sized lots. A majority of these lots will be a minimum size of 4,500 square feet with the remainder being a minimum size of 3,500 square feet. This detached residential district will be based on the scale and character of traditional Long Beach neighborhoods (See Figure 29), and will feature alleys for garage access to carry out the project goal of reducing garage door visibility and enhancing architectural character on local streets. A two-story height limit has been established for these districts, in keeping with the scale found in many historic Long Beach residential communities. One-story elements and front porches will be permitted to encroach into front setbacks to promote a pedestrian-friendly quality to the neighborhood. At least 50 percent of the homes must feature front porches or front patios/courtyards to promote street life and pedestrian activity.

Figure 29 : Single-Family District - Characteristics of Traditional Long Beach Neighborhoods

Building Orientation

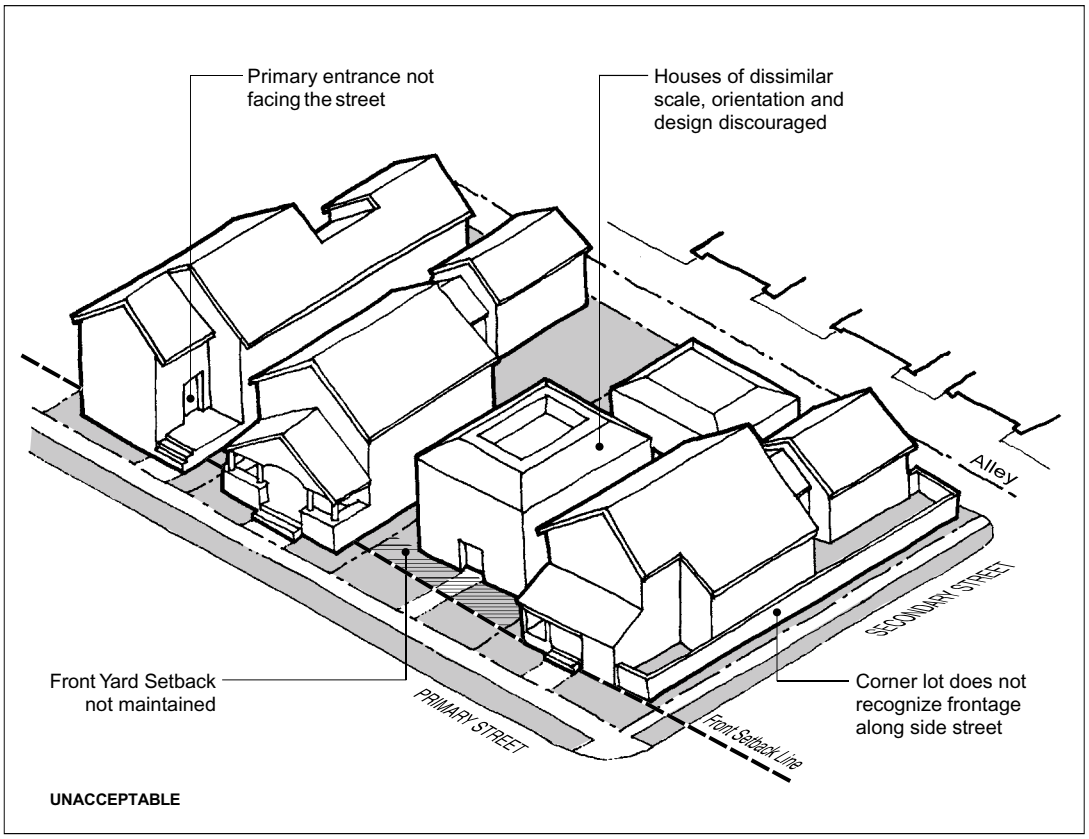
In order to promote traditional neighborhood character, and to reinforce the character and quality of walkable streets, buildings should provide orientation and access toward the street and the parks. Provide "eyes on the streets and parks". (See Figure 30).

- Locate the main dwelling unit entrance facing the primary street frontage. (See Figure 31).
- Raise first floor eighteen to twenty-four inches above adjacent grade (while accommodating visibility and access).
- Clearly define the primary entrance by using a raised porch and stoop.
- Locate activating functional components of the residential unit (such as living rooms, dining rooms, and family rooms) facing the street. (See Figure 31).
- Corner lots should recognize frontage on both streets i.e. wrap-around porch, or other architectural device. (See Figures 31 and 32).
- Front yard should wrap around corner lots. On such lots, side yard fences above three feet high on frontage facing the street will only be allowed through Site Plan Review. (See Figure 30).

Front Yard

Front yards provide a transition between public and private spaces, and a place for interaction between residents.

- Buildings should maintain a consistent front yard setback with limited encroachment for porches. See PD-32 Development Standards for specific standards. (See Figure 32).
- Established Long Beach neighborhoods do not have a tradition of walls or fences on front yard setbacks. If low walls or fences are used, these should be designed to be compatible with the buildings in terms of style and materials. Chain link, masonry, and tall opaque fences will not be allowed.
- Design front walks with simple and direct connections between the sidewalk and the front entry.



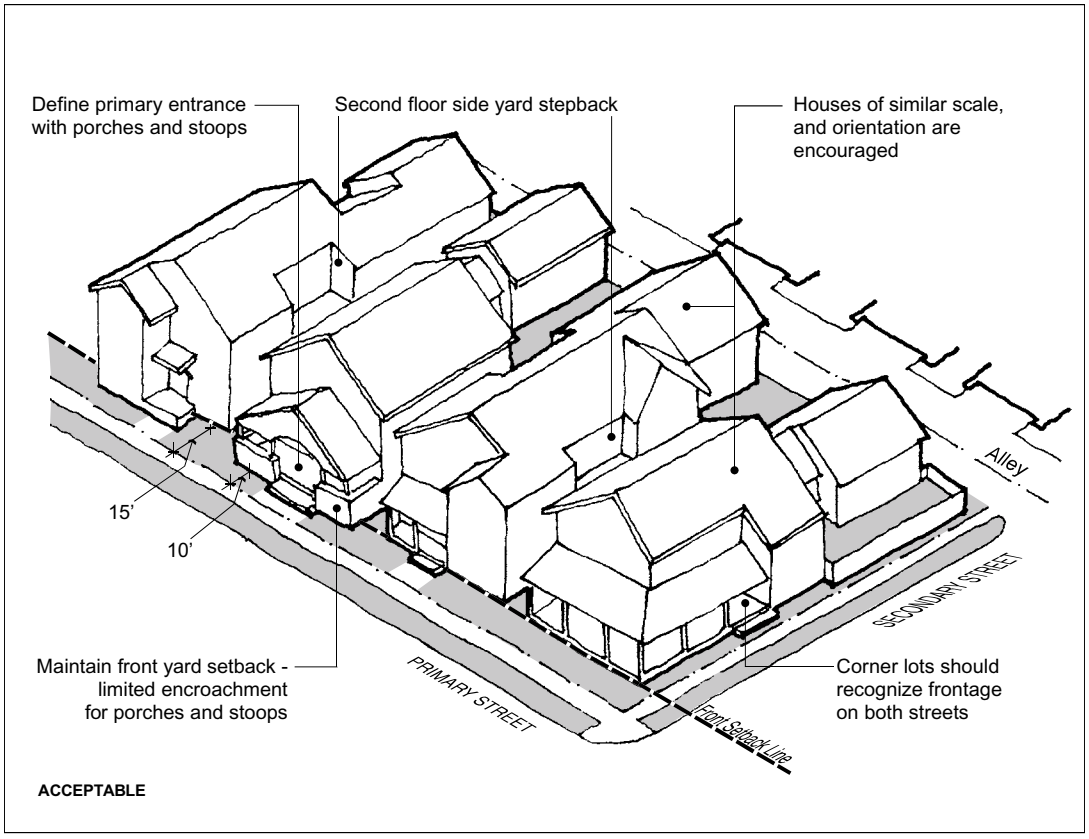


Figure 30 : Single-Family District - Building Orientation and Front Yard Conditions

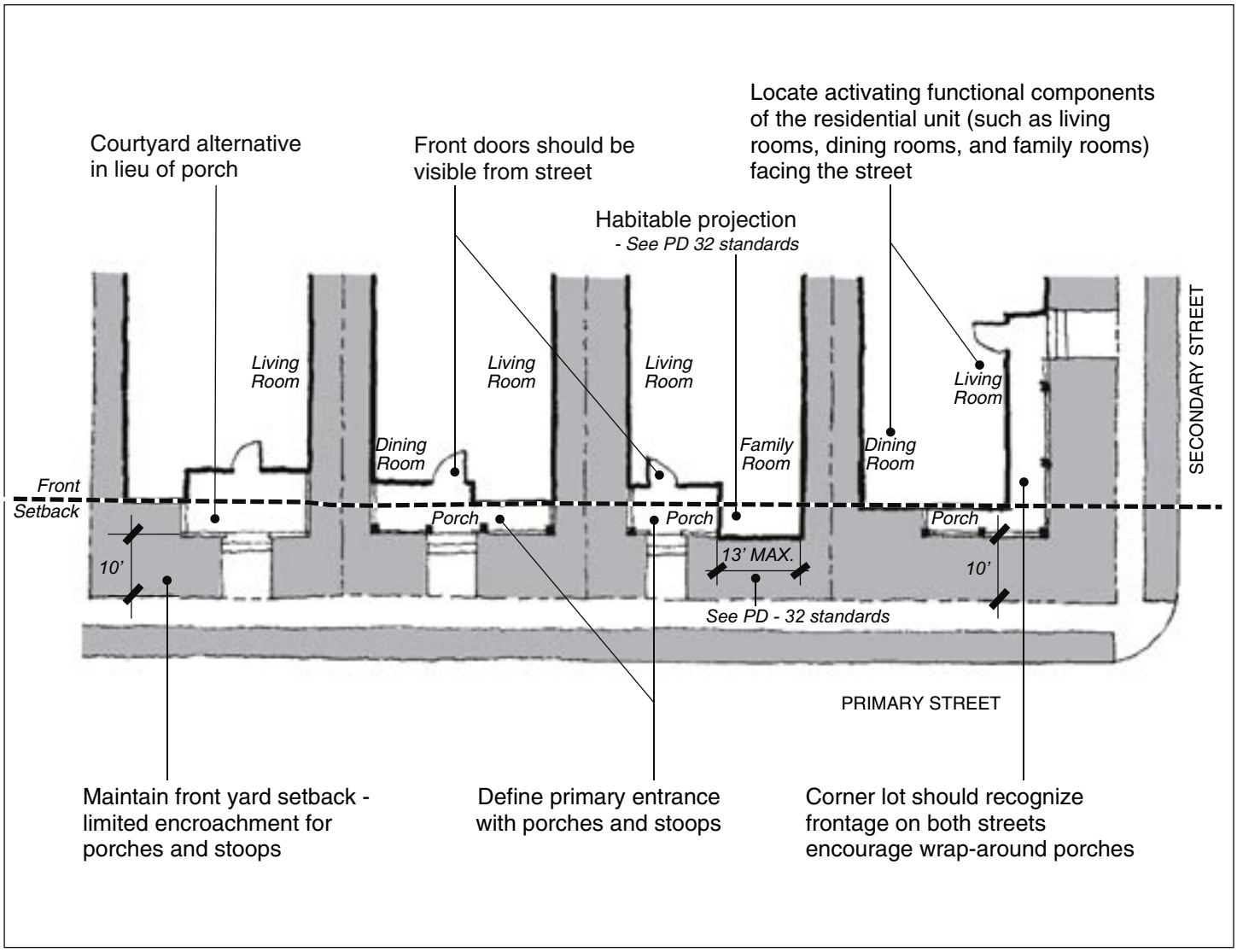


Figure 31: Single-Family District -Plan showing porches, entrances and side-yard setbacks

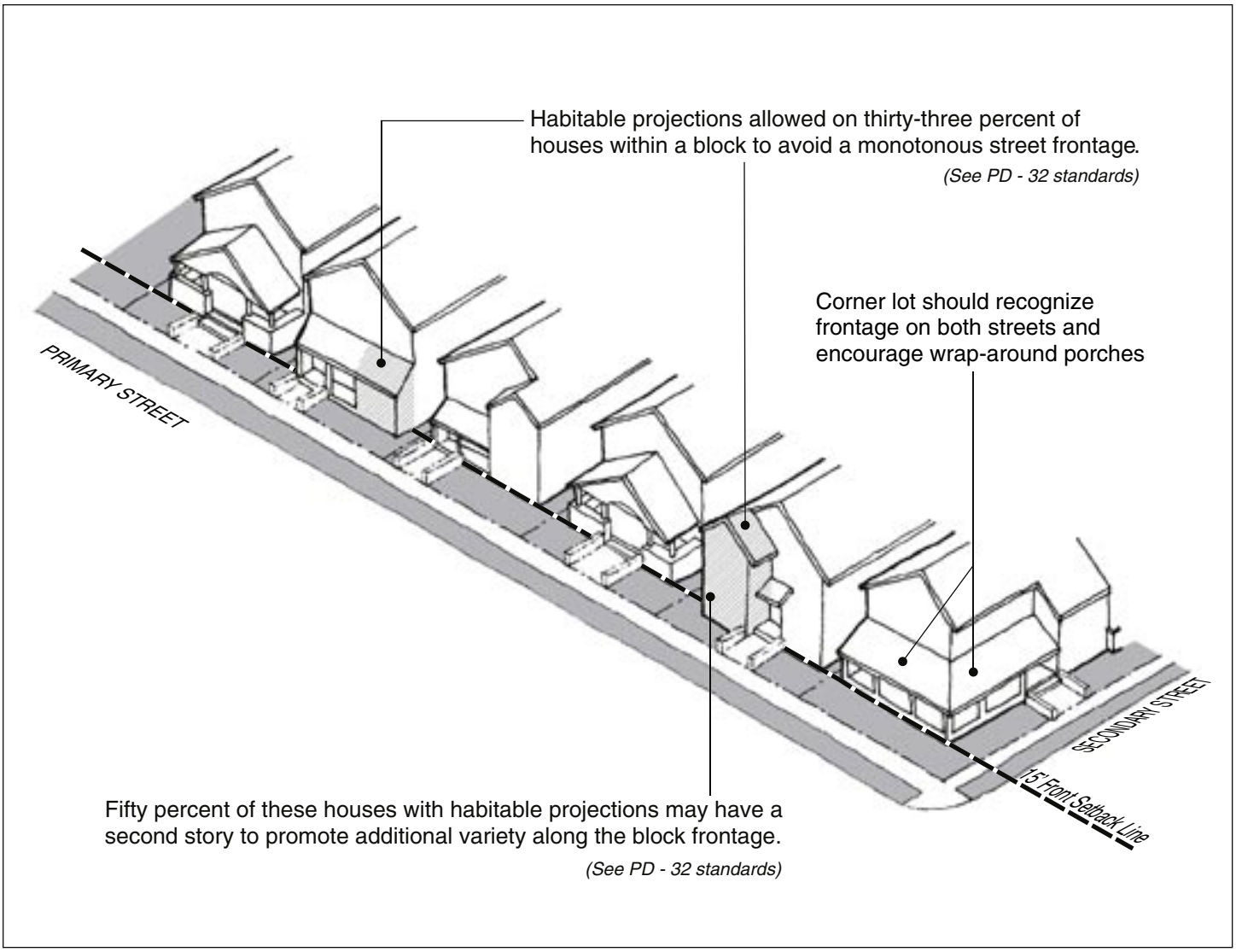


Figure 32: Single-Family District - Frontage conditions showing permitted habitable projections

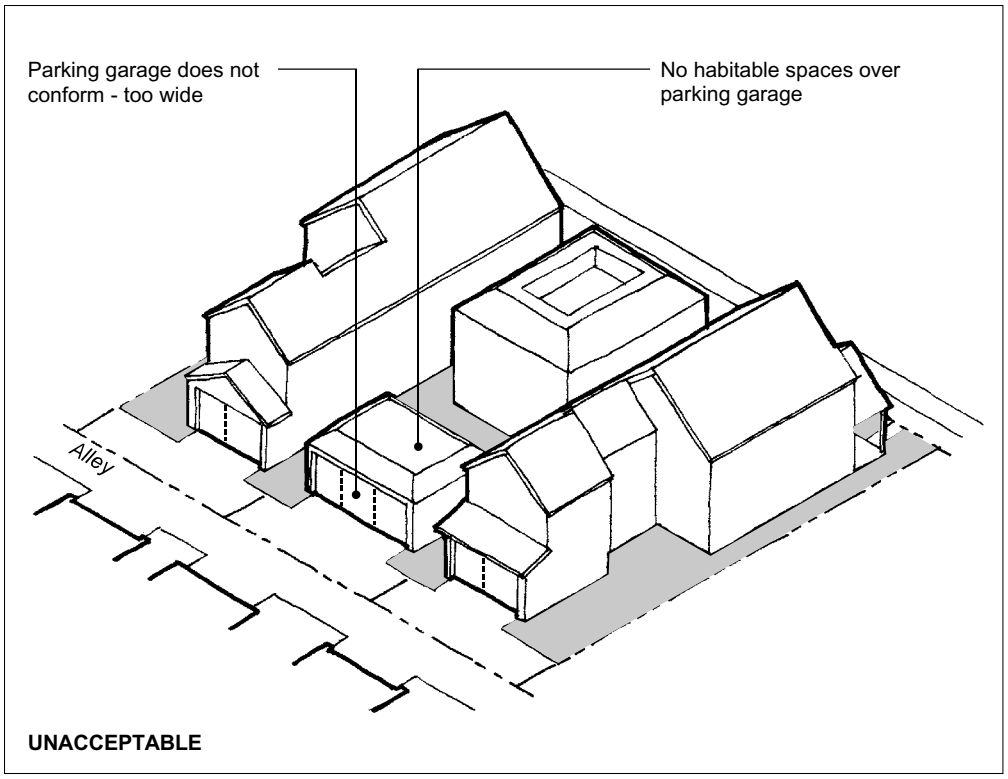
Parking Garages / Alley Conditions

Alleys will provide access to parking while maintaining pedestrian friendliness of streets. (See Figure 33).

- Garages may be a maximum of two spaces wide. In the event that the garage is a separate building, such structure should be designed with the same level of care and quality of the main building. (See Figure 34).
- Habitable spaces over garage should be designed to "keep eyes on the alley" – no blank walls. (See Figure 34).
- Store trash and utilities in enclosures that are architecturally compatible with the project and easily accessible to trash collection trucks.
- Provide sense of security in alley through night lighting and reduction of niches.

Alleys provide access to parking and service with habitable spaces over garages

Figure 33: Single-Family District - Alleys Conditions



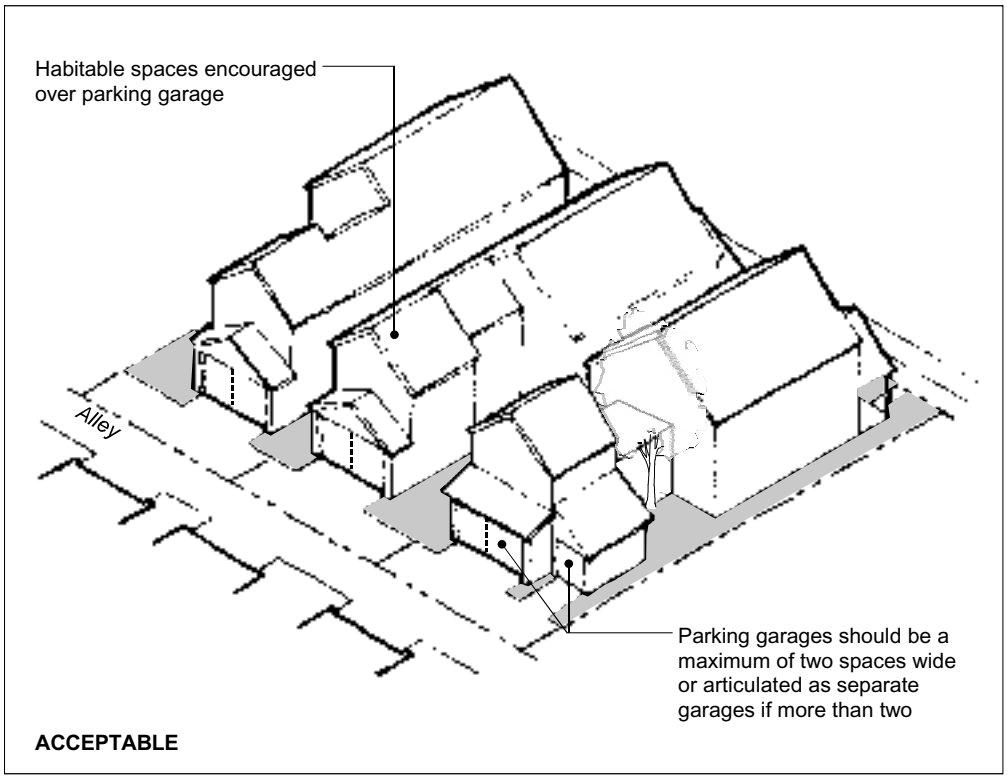


Figure 34 : Single-Family District - Parking Garages with Habitable Spaces Above

Rear Yards

- Following the design of most traditional single-family Long Beach neighborhoods, rear yards and patios are encouraged as the primary usable open space area for unit.

Side Yard Setback

While the primary purpose of side yards is to provide light and air, as well as fire and privacy separation between adjacent buildings, they should also be thought as an opportunity to provide usable open space for the unit.

- Side yards should not be treated simply as leftover spaces. They should be integrated in the overall open space for the unit.
- In special cases, and for the purpose of enhancing usable open space, reciprocal easements for side yards may be allowed through Site Plan Review

Porches and Entrances

Porches and expressed entrances will provide human scale along the street frontage, and will contribute to enhance the character of the streetscape. (See Figure 36). Refer to PD-32 Standards for minimum porch sizes.

- Front door or porch should be visible from street.
- Entry doors should be recessed a minimum of 18 inches from front facade.
- Porches are unglazed roofed structures, which should be designed as an integral part of the architectural vocabulary of the building.
- Roofs should be supported by posts; cantilevered coverings do not constitute porches.
- Design stoops as an integral part of the entry/ porch. Free-standing railings are discouraged. (See Figure 35).
- Porch posts and railings should be substantial in appearance. Posts should be at least 6 inches in width (nominal dimension of standard framing materials will meet the intent of this provision). (See Figure 35).
- Metal railings may be used when appropriate to a particular design style.
- Side entry doors are discouraged, except for entries facing side street on corner lot.

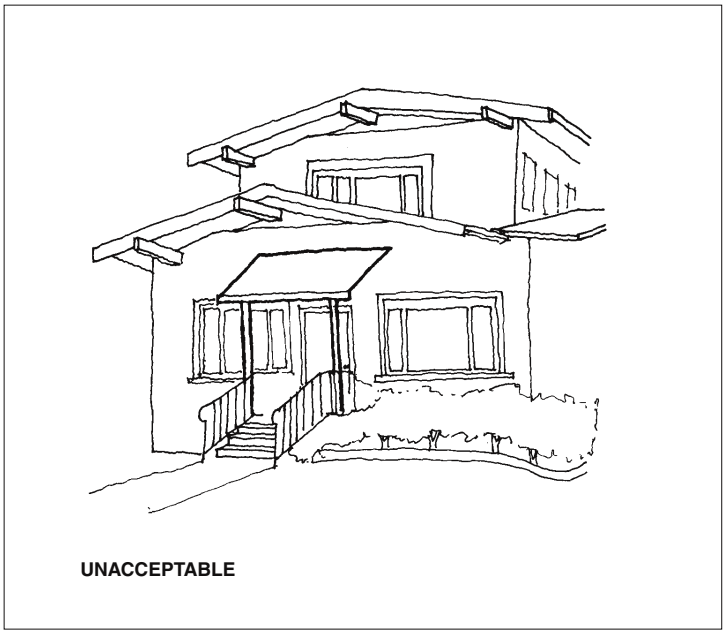


Figure 35 : Single-Family District - Porch and Stoop Conditions

Front door or porch should be visible from the street

Figure 36 : Single-Family District: Porches and Entrances

Fenestration

Well designed fenestration will be a key factor in establishing a high quality environment, and will provide for “eyes on the street”.

- Face largest window opening to the street. (See Figure 38).
- Align fenestration between floors wherever possible. (See Figure 38).
- Fenestration should be used to create depth and articulation on the facade – no flat walls with flush aluminum windows. A minimum 4 inch recess for windows is encouraged.
- Discourage alignment of side yard windows between homes.
- Double hung and casement wood windows are preferred. True divided lites are preferred.
- All glazing within the facade should be clear, untinted glass.

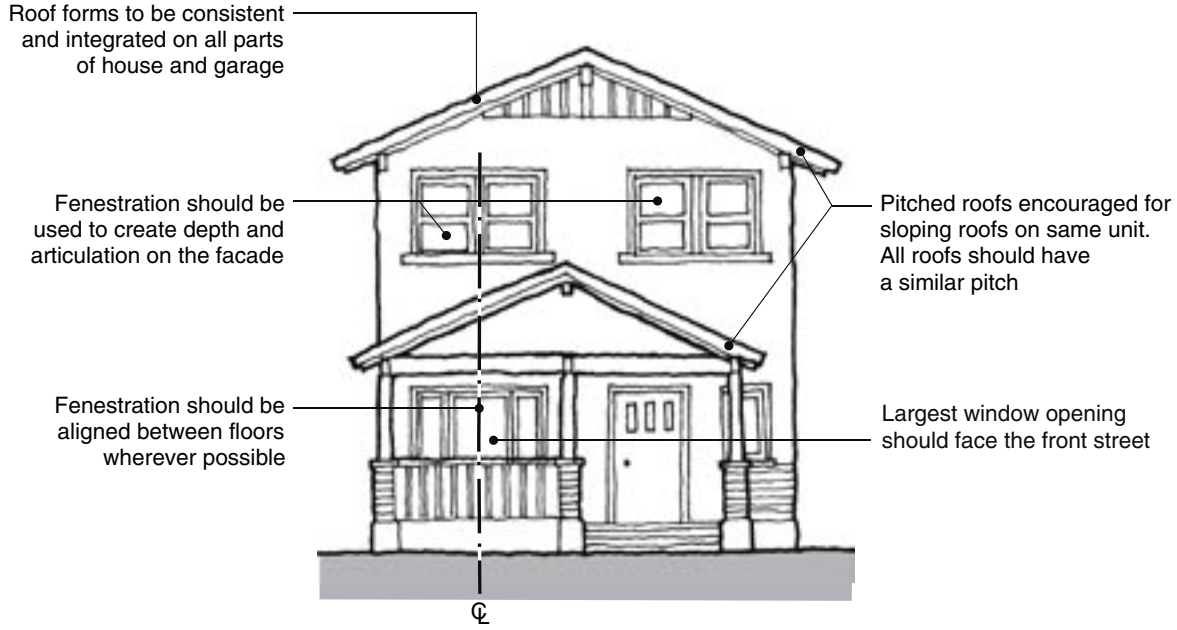
Facade Articulation

Form and scale architectural elements will provide human scale, interest, and variation in the streetscape.

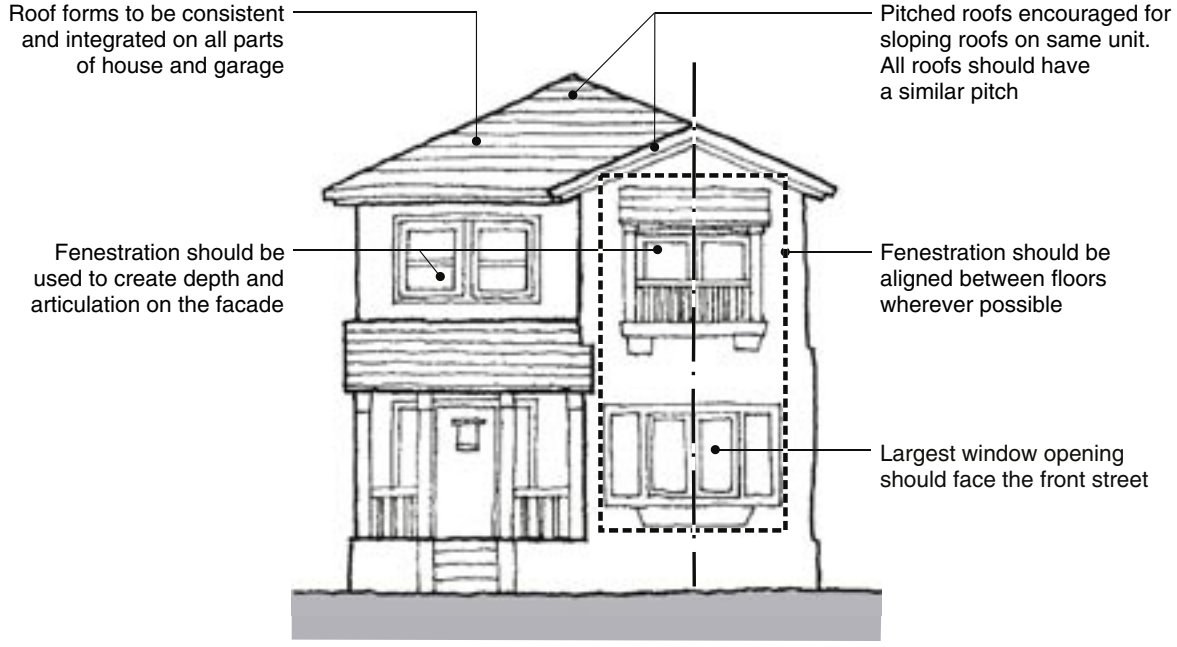
- All facades of a home, including side and rear facades, should have the same vocabulary of forms, details and materials.
- Larger wall and roof planes should include 3-dimensional design features such as chimneys, balconies, bay windows or dormers.
- Each block frontage should include a variety of one and two story elements. Use porches and balconies to break massing. (See Figures 37 and 38).
- Step backs of a minimum of one third of the length of the second floor on side yards are encouraged to avoid narrow 2-story corridors. Such stepback should be a minimum of 5 feet.

Examples of single-family detached dwellings showing variations in facade articulation and massing

Figure 37 : Single-Family District - Articulation & Massing



a : Front elevation of typical single-family dwelling with porch



b : Front elevation of single-family dwelling with two-story habitable projection and porch

Figure 38 : Single-Family District - Facade Articulation and Fenestration

Roof Form

Roof design is a factor that defines high quality, orderly, and regular street environments.

- Pitched roofs are encouraged for single-family homes.
- Flat roofs may be allowed only through the design review process.
- Roof forms should be consistent and integrated on all parts of house and garage. For sloping roofs on same unit, all roofs should have a similar pitch. (See Figure 39a).
- Roofs should not be designed as attention-getting devices.
- Roof materials should be compatible with the architectural style of the building. Materials such as concrete or clay tile, slate, fireproof wood shingles, and similar high quality materials are preferred. Roof materials with minimal thickness qualities such as composite tiles and metal may be considered if appropriate to the building vocabulary.

Variety of Product / Architectural Styles

Traditional Long Beach neighborhoods have provided a variety of architectural styles (See Figure 39b). New developments should be reflective of such tradition, and should have architectural features that provide richness in textures and patterns.

- Architectural references to traditional Long Beach historic styles such as Craftsman, Mission, Italian Renaissance and Spanish Colonial Revival should be genuine and should include the attention to detail that such approach demands.
- Variation in architectural styles is encouraged. See PD-32 for Development Standards.
- Block frontages should include at least five to six distinct variations (in plan and elevation) plus one or more variation for corner lots.
- Homes of the same model may not appear on abutting lots.

a : Roof Forms Should be Consistent and Integrated on all Parts of the House.

b : Block Frontage Should Include at Least five-to-six Distinct Variations

Figure 39 : Single-Family District - Roof Form and Architectural Styles

Materials & Color

Materials should convey an image of quality and durability and high levels of craftsmanship. They should be able to retain their appearance over time. (See Figure 40).

- Use quality materials such as smooth trowel finish painted stucco, shiplap, board and batten wood siding, stone and brick found in many traditional Long Beach residential neighborhoods.
- Materials that convey an inherently inexpensive or simulated look are not desired.
- Changes of wall materials should be integral to the architectural vocabulary of the building forms and not arbitrary or cosmetically applied. Changes in material should generally occur at inside corners, as a return of at least four feet from an external corner, or accommodated through architectural detail such as cap or change in plane. (See Figure 41).
- Painted surfaces should use colors that reinforce architectural concepts and are compatible with natural materials used in projects.
- Thickness and width of all exterior surrounds and trim pieces should have a direct proportional relationship to the architectural features of the building.

Traditional materials used to convey an image of quality and durability

Figure 40 : Single-Family District - Use of Materials

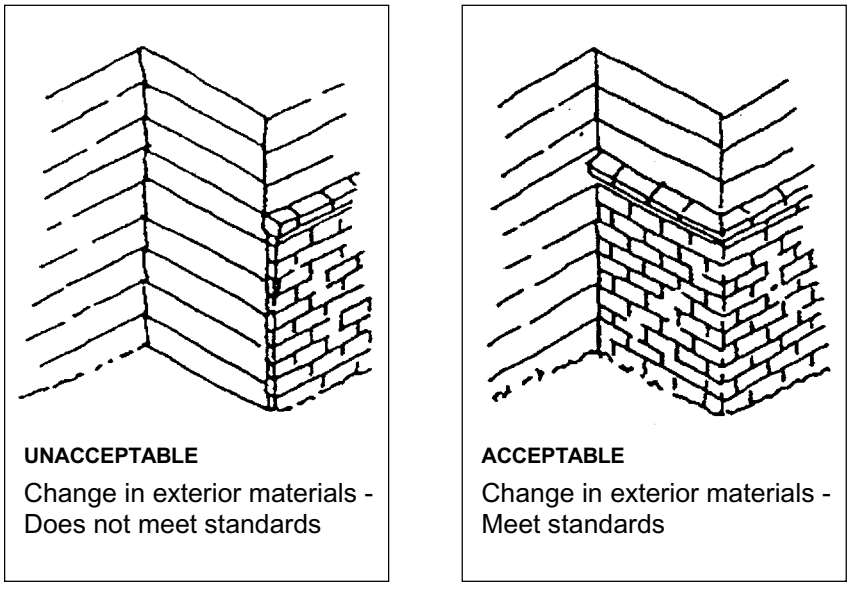


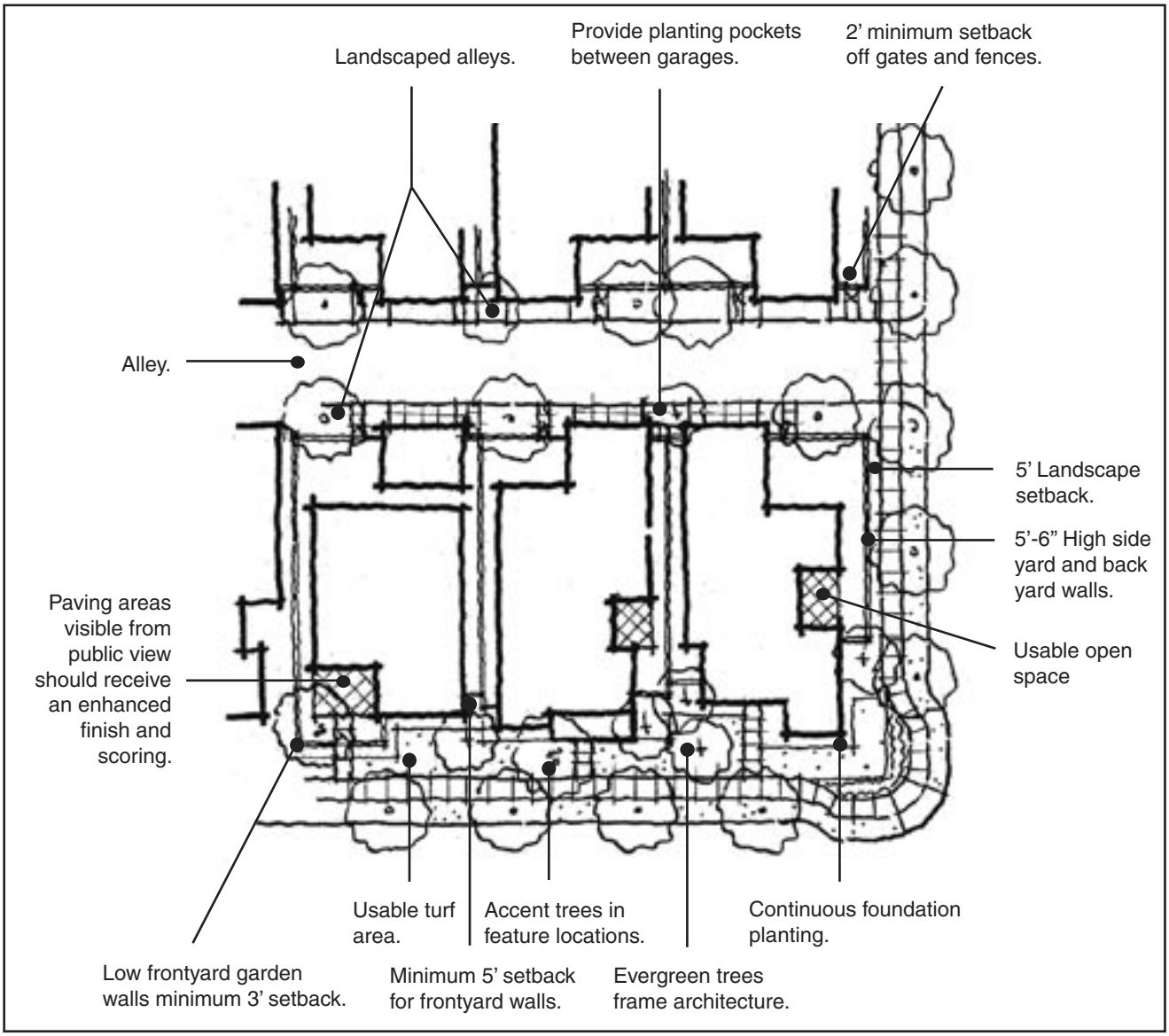
Figure 41 : Single-Family District - Change in Materials

Landscape Guidelines

The below criteria are specific requirements related to Single Family Residences.

Walls and Fences

- Side yard gates and walls shall be setback from building faces. Minimum setback from building face in front yards is 5'. Minimum setback from building face in alleys is 2'.
- All side and rear walls shall be constructed of masonry. The color and finish shall compliment the adjacent architecture.
- Wood fencing is not permitted for side and rear yard walls.
- Frontyard garden walls and fences shall be setback from the sidewalk a minimum of 3' to allow for landscaping and will be low in height (maximum 3'). (See Figure 42).
- Side yard and rear yard walls are to be a maximum of 5'-6" in exposed height except at retaining wall conditions where a maximum of 8'-6" is permitted from highest side.
- Side yard walls shall be setback from sidewalk a minimum of 5' at corner lots. (See Figure 42).
- Front yard walls and fences are discouraged on corner lots to create a visually open character.



This plan represents a potential design solution. The actual design may vary.

Figure 42 : Single-Family District - Landscape Plan

Planting

- Provide planting pockets between garages in alleys to accommodate 15 gallon plant material.
- Alleys shall be landscaped with trees, shrubs, vines, and groundcovers.
- One 24" box tree minimum is encouraged per home in the front yard. Tree location shall be carefully considered in relationship to street tree location.
- Shrubs shall be minimum 10% 15 gallon; 60% 5 gallon; and 30% 1 gallon.
- Shrub planting areas shall be 3' minimum width.
- Evergreen trees should frame the building architecture. (See Figure 43).
- Evergreen, deciduous, or flowering accent trees should be installed in feature locations.
- Turf areas should be designed to be large enough to be usable. (minimum 150 sf)
- Refer to plant palette for suggested plant material. (See appendix).

Usable Open Space (courtyards)

- One larger open space is encouraged as opposed to multiple smaller spaces.
- Open space is encouraged to be designed to be usable (8' minimum). See PD-32 Development Standards for specific standards.

a. Evergreen trees should frame the building architecture.

b. Provide planting pockets between garages in alleys to accomodate 15 gallon plant material.

Figure 43 : Single-Family District - Planting Images

Row House District (Sub Area 2)

As a transition from commercial activity and higher density uses along Lakewood Blvd., residential uses within Planning Sub-Area 2 are envisioned to feature street-oriented row houses. These row houses are envisioned to capture the spirit of urban living while including features such as rear garages and private yard areas that are intended to offer a lifestyle similar to single-family residences. Each residence is envisioned to have a front door "stoop" on local streets to enhance neighborhood qualities and pedestrian activity (See Figure 43b). The street character is envisioned to be generally urban with two- and three-story residences maintaining the street edge (See Figure 44a). Third floors will have greater street setbacks to promote pedestrian scale structures and massing elements. In keeping with the modern versions of this building type, architecture within this district is encouraged to feature a degree of uniformity coupled with subtle use of massing relief, and use of multiple materials and color. Given the urban nature of this district, use of materials such as integral color architectural concrete, fully backed metal panels, masonry, and other such desirable enhanced finishes is highly encouraged.

a : Example of row house dwellings defining the street edge

b : Example of row house dwellings with entry stoops

Figure 44 : Row House District - Architectural Character

Building Orientation

In order to promote traditional neighborhood character, and to reinforce the character and quality of walkable streets, buildings should provide orientation and access toward the street and the parks. Provide "eyes on the streets and parks"

- Locate primary entrance facing the primary street frontage. (See Figure 45).
- Raise first floor eighteen to twenty-four inches above adjacent grade.
- Clearly define the primary entrance by using a raised porch and stoop. (See Figure 45).
- Entries should be entirely integrated into the main building, and not be designed as projections.
- Locate activating functional components of the residential unit (such as living rooms, dining rooms, and family rooms) facing the street (See Figure 48).
- Corner lots should recognize frontage on both streets i.e. wrap-around porch or similar architectural elements.

Front Yard

Front yards provide a transition between public and private spaces, and a place for interaction between residents.

- Buildings should maintain a consistent front yard setback with limited encroachment for stoops, porches and courtyards. See PD-32 Development Standards for specific standards. (See Figures 45 and 48).
- Traditional "row house" units do not have walls or fences on front yard setback, and therefore should be avoided. With the exception of stoops, projections from the street facade are not desirable. (See Figures 45 and 48).
- Design front walks as simple and direct connections between the sidewalk and the front entry.

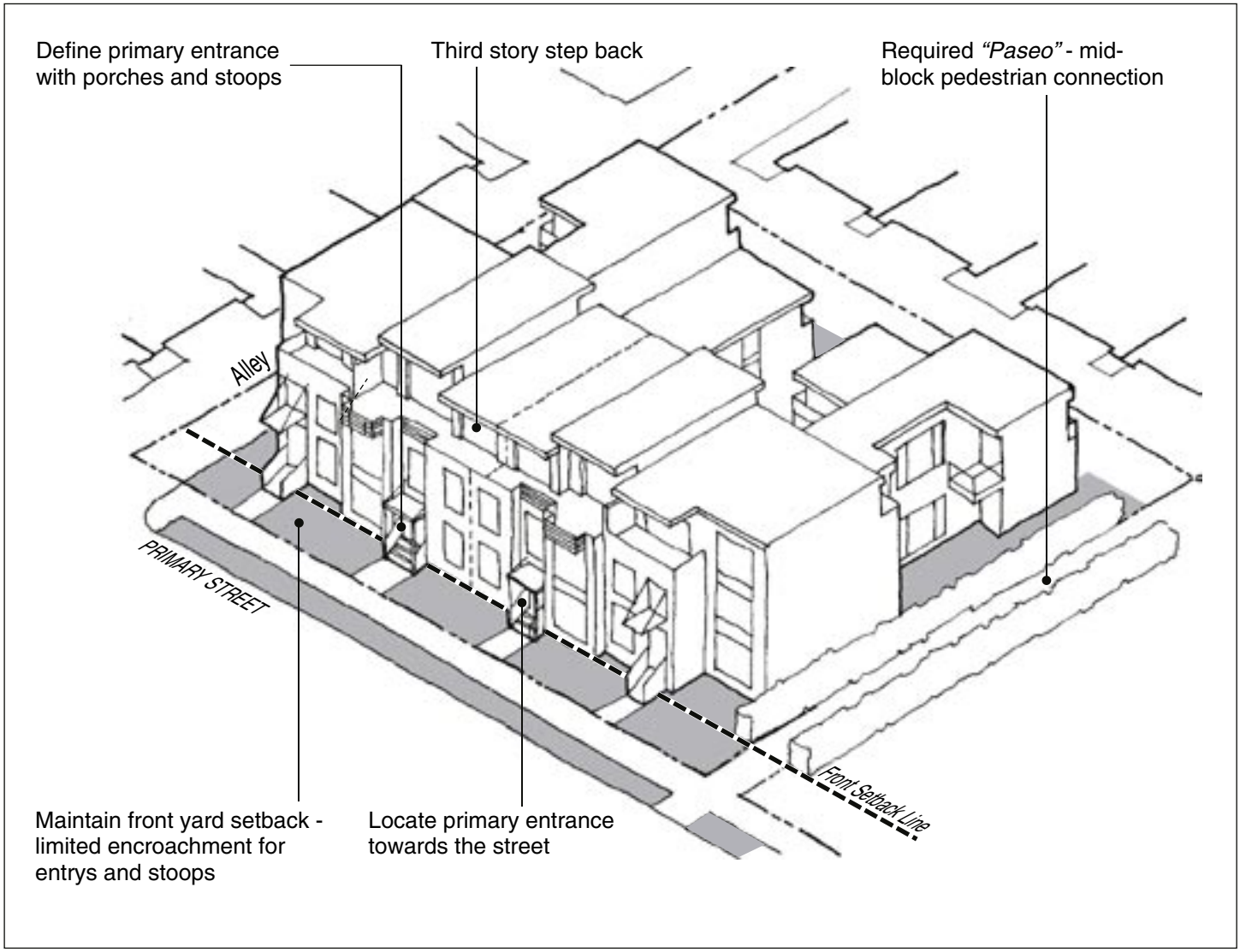


Figure 45 : Row House District - Building Orientation and Frontage Conditions

Parking Garages / Alley Conditions

Alleys will provide access to parking while maintaining pedestrian friendliness of streets (See Figure 46).

- Parking garages should be designed as an integral part of the home. In the event that the garage is a separate building, such structure should be designed with the same level of care and quality of the main building.
- Habitable spaces over garage should be designed to "keep eyes on the alley" – no blank walls. (See Figures 46 and 47).
- Store trash and utilities in enclosures that are architecturally compatible with the project and easily accessible to trash collection trucks.
- Provide sense of security in alley through night lighting and reduction of niches.

Alley condition showing landscaping and habitable spaces over garages

Figure 46 : Row House District - Parking Garages with Habitable Spaces Above

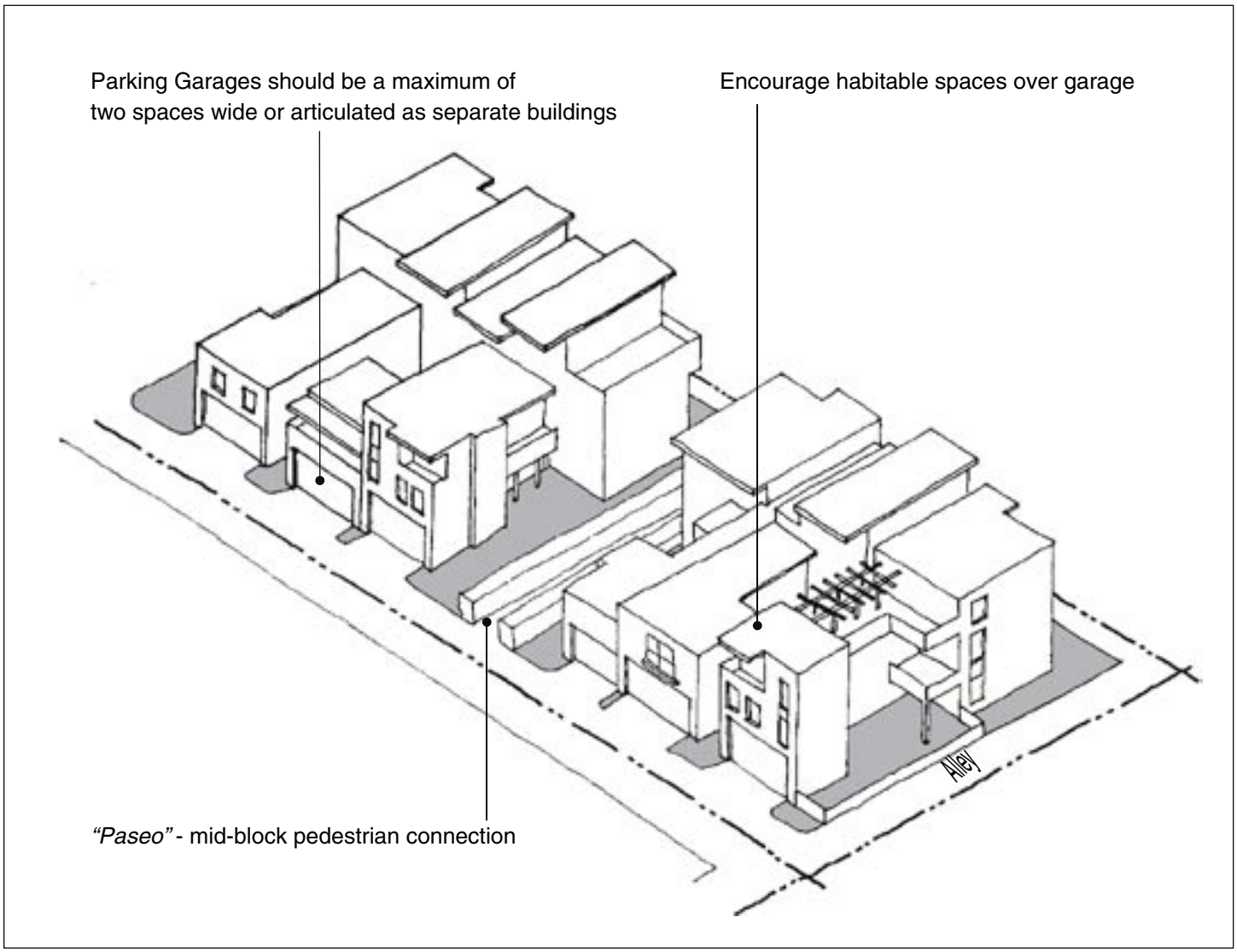


Figure 47 : Row House District - Parking and Alley Conditions

Street Walls (Build-to-Lines)

All streets in Sub Area 2 are encouraged to maintain build-to lines as a traditional feature of "row house" building types. Such build-to-lines should be similar to those required in PD-32 Development Standards for "C" Street.

Landscaped Pedestrian Links (Paseos)

To promote pedestrian connectivity throughout the project, pedestrian "paseos" will be provided. Refer to PD-32 for Development Standards. (See Figure 48).

- Paseos should be landscaped, and inviting to promote pedestrian access (Refer to Landscape Guidelines).
- Privacy between units should be taken into account, while still providing a safe and attractive corridor for public use.
- Paseos should align at alleys, and should be generally located within the middle of the block. Coordination with adjacent blocks is encouraged.
- Special pedestrian lighting should be provided to maintain a safe environment for pedestrians.

Stoops, Entrances, and Porches

Expressed entrances and porches will provide human scale along the street frontage, and will contribute to enhance the character of the streetscape. (See Figure 48).

- Front doors should be visible from street. Subtle variation in entry design is desired in order to maintain a consistent street frontage.
- Every unit shall have a covered front entry. Entry doors should be recessed a minimum of 18 inches from front facade.
- Side entry doors are not appropriate in this building type.
- In selected cases, porches may be included as part of the street frontage. Porches should be designed as an integral part of the massing of the building. Projected porches are discouraged.
- Stoops are encouraged, and should be designed as an integral part of the entry/porch. Free-standing railings are discouraged.
- Porches and railings should be substantial in appearance and integrated into the building architecture. Posts should be at least 6 inches in width (standard framing materials with the nominal dimension will meet the intent of this provision)
- Metal railings may be used when appropriate to a particular design style.

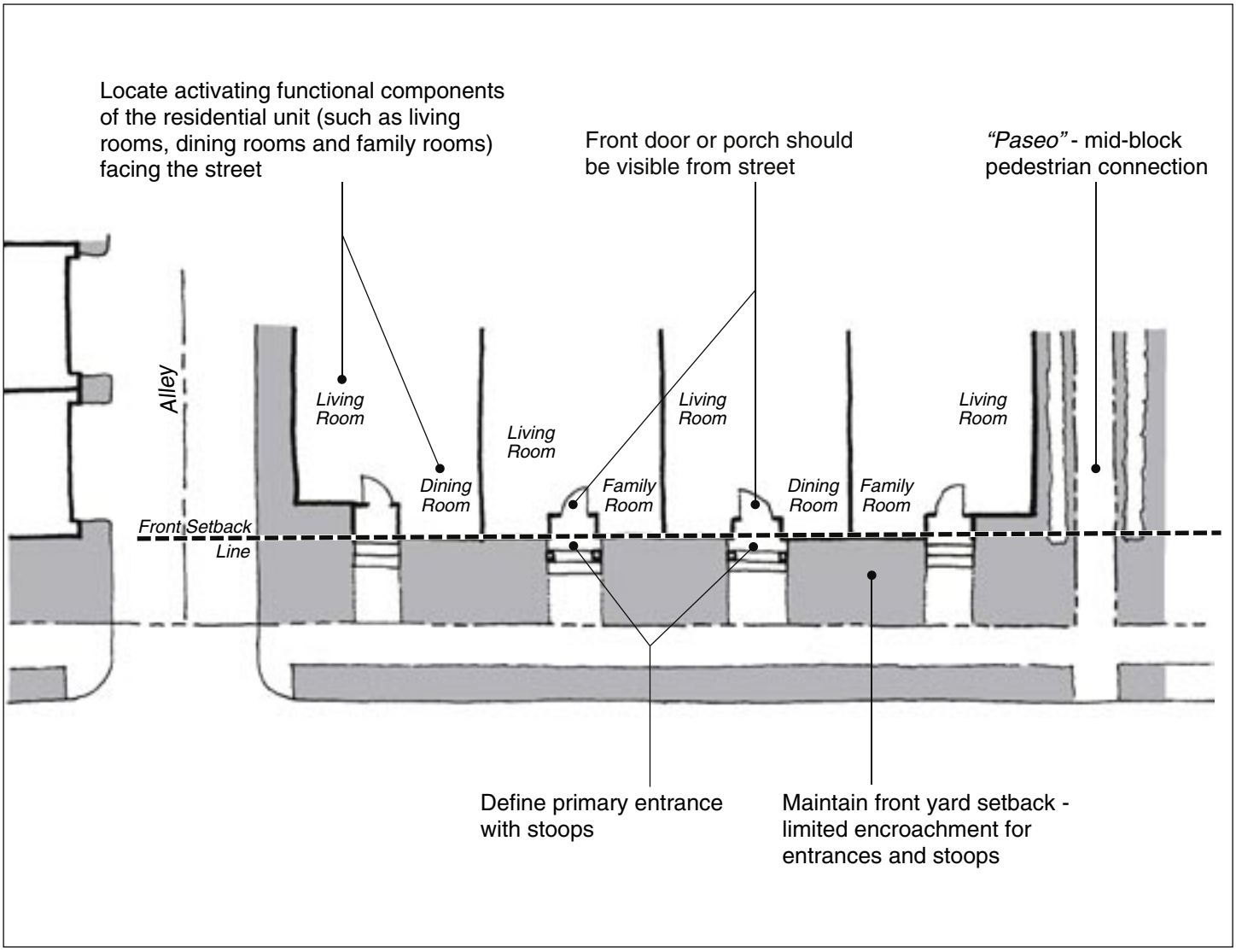


Figure 48 : Row House District - Porches, Entrances and Frontage Conditions

Fenestration

Well designed fenestration will be a key factor in establishing a high quality environment, and will provide for “eyes on the street”.

- Largest window opening should face the street (See Figure 49b).
- Fenestration should be aligned vertically and horizontally between floors and express the architectural and structural qualitites of the building wherever possible.
- Fenestration should be used to create depth and articulation on the facade – no flat walls with flush aluminum windows. A minimum 4 inch recess for windows is encouraged.
- Double hung and casement wood windows are preferred. True divide lites are preferred.
- All glazing within the facade should be clear, untinted glass.

Facade Articulation

Form and scale architectural elements will provide human scale, interest, and variation in the streetscape. (See Figure 49).

- All facades of a home, including side and rear facades, should have the same vocabulary of forms, details and materials
- Larger wall and roof planes should include 3-dimensional design features such as chimneys, balconies, bay windows or dormers.
- In this building type, block frontage should be consistent in scale and architectural style. Stoops, porches and balconies should also be consistent.

Roof Form

Roof design is a factor that defines high quality, orderly, and consistent street environments.

- Design of roofs should be consistent with the style of the buildings. Well designed modern interpretations of “row houses” with flat roofs are acceptable.
- Roof forms should be consistent and integrated on all parts of house and garage. For sloping roofs on same unit, all roofs should have a similar pitch. (See Figure 49a).
- Roofs should not be designed as attention-getting devices. Any rooftop mechanical equipment or solar panels should be treated as integral parts of the building or appropriately screened from view.

a : Rowhouses with sloping roof forms and defined facade articulation

b : Contemporary rowhouses showing well-articulated fenestration with large windows facing the street

Figure 49 : Row House District - Facade Articulation and Fenestration

- Roof materials should be compatible with the architectural style of the building. Materials should be of high quality and durable.

Variety of Product/Architectural Styles

To provide a transition between traditional single family homes and multi-family units, development in this sub area should be seen as an opportunity to blend traditional "row house" qualities with modern architectural expression. (See Figure 50b).

- Promote traditional town home qualities and innovative styles (such as lofts) as a form of transition from traditional-style Single Family Dwellings.
- While a variety of unit plan types is desired, block frontages (including those on opposite side of the street) should minimize distinct models in elevation to reinforce typical "row house" environments with consistent facades. (See Figure 50a).
- Each block frontage should have a consistent two story front facade with stepbacks at third stories.(See Figure 50b).

Materials & Color

Materials should convey an image of quality and durability appropriate to an urban environment. They should be able to retain their appearance over time.

- Use a combination of traditional materials such as smooth trowel stucco, brick and stone, with modern materials such as metal panels and glass.
- Changes of wall materials should be integral to the architectural vocabulary of the building forms and not arbitrary or cosmetically applied. Changes in material should generally occur at inside corners, as a return of at least four feet from an external corner, or accommodated through architectural detail such as cap or change in plane.
- Painted surfaces should use colors that reinforce architectural concepts and are compatible with natural materials used in projects.
- Thickness and width of all exterior surrounds and trim pieces should have a direct proportional relationship to the architectural features of the building.

a : Appearance of distinct units minimized to reinforce the block-frontage with a consistant facade

b : Variety achieved with the use of color, materials and fenestration within a consistant architectural vocabulary

Figure 50 : Row House District - Architectural Styles and Massing

Landscape Guidelines

The below criteria are specific requirements related to Rowhouse Residences.

Walls and Fences

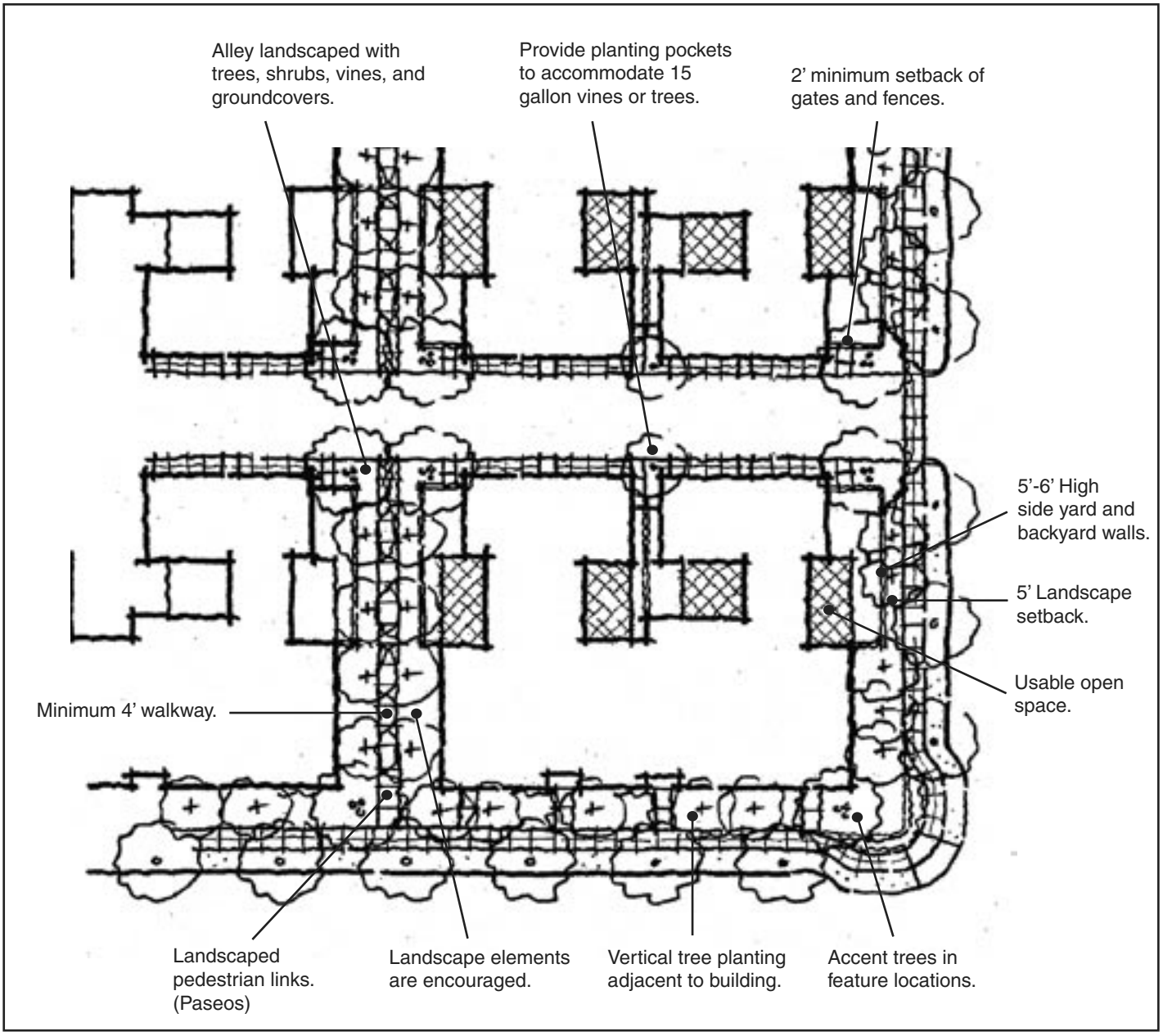
- Retaining walls, if required, should be set back 2' minimum from the back of walk. (maximum height 30").
- Front yard fences and garden walls are not permitted.
- Side yard gates and walls should be setback from building faces. Minimum setback from building face in alleys is 2'. (See Figure 51).
- All side and rear fence walls shall be constructed of masonry. The color and finish shall compliment the adjacent architecture.
- Wood fencing is not permitted for side and rear yard walls.
- Side yard and rear yard walls are to be a maximum of 5'-6" in exposed height except at retaining wall conditions, where grading requires maximum of 8'-6" is permitted. (See Figure 51).
- Side yard walls shall be setback from sidewalk a minimum of 5' at corner lots.

Planting

- Shrubs shall be minimum 10% 15 gallon; 60% 5 gallon; and 30% 1 gallon.
- Alleys are to be landscaped with trees, shrubs, vines, and ground covers.
- Provide planting pockets between garages in alleys to accommodate 15 gallon vines or trees. (See Figure 51).
- Shrub planting areas shall be 3' minimum width.
- Evergreen, deciduous, or flowering accent trees should be installed in feature locations.
- Vertical tree planting is encouraged adjacent to the building architecture. (See Figure 51).
- Refer to plant palette for suggested plant material. (See appendix).

Landscaped Pedestrian Links (Paseos)

- Paseos are to be landscaped to enhance the pedestrian experience.
- Minimum 4' wide sidewalks are to be installed to provide connection from the alley to the public sidewalk. (See Figure 51).
- Trees, shrubs, ground covers, and vines are to be installed to soften architecture.
- Landscape elements such as arbors or garden ornaments are encouraged to enhance the pedestrian experience.



This plan represents a potential design solution. The actual design may vary.

Figure 51 : Row House District - Landscape Plan

Multi-Family Residential Districts (Sub Areas 1, 3, 5 and 6)

Lakewood Boulevard Condominiums (Sub Area 1A)

With the intent of establishing an edge condition that is "urban" in appearance, and appropriate to a major boulevard, and which does not turn its back to the Boulevard but engages it, building heights and "build-to" requirements have been devised to create a strong architectural presence along the easterly border of PD-32. (See Figure 61a). Buildings up to three stories in height with simple building forms and massing as well as basement parking will be appropriate to the character of the Boulevard. Because of noise attenuation considerations, private balconies will not be required for units facing Lakewood Boulevard. This elimination of balconies in lieu of additional common open space is encouraged to promote simple building massing that complements the commercial highway nature of the Boulevard.

Principle building entrances are anticipated to be generally located on local project streets. Although not prohibited, entrances to individual residences are not expected to be located along Lakewood Boulevard. The buildings are intended to be sited to form an urban "edge" upon entering the site from Lakewood Boulevard. Visitor parking is envisioned to be provided on local streets or within facilities provided on site.

Townhomes and Flats Districts (Sub Area 3 and 6)

These districts include an area adjacent to the corner of Carson Street and Lakewood Boulevard as well as land area adjacent to the commercial zones of PD-32. The moderate density of these areas will include pedestrian scaled areas such as courtyards and enhanced common open space, while maintaining individual identity for each residence. The buildings will be predominantly two- and three-stories and are envisioned to be site planned to minimize garage door visibility from local streets. Third story massing will be generally stepped back from street oriented building facades adjacent to lower density uses. Similar to the row-house and single family detached neighborhoods, front doors of individual units are encouraged to orient to public street sidewalks wherever practical in an effort to unify neighborhoods and contribute to pedestrian activity. As these districts are comprised of larger block sizes than is otherwise typical within PD-32, significant building massing breaks, pedestrian scaled building articulation, and the use of meaningful private green spaces should be used to avoid monolithic and otherwise un-broken massing. (See Figure 61b).

a : The condominiums along Lakewood Blvd. shall establish a strong urban presence along the eastern edge of the site

b : An example of the townhomes and flats with their pedestrian-scaled spaces and orientation towards the sidewalk

Figure 52 : Multi-Family Districts - Condominiums, Townhomes and Flats

Golf Course Condominium District (Sub Area 5)

In response to the community-wide view opportunity provided by the adjacent golf course, this district will be designed with buildings that allow golf course views to be enjoyed by residential unit occupants and the neighborhood in general. The building will feature a porous edge with special height and density provisions established for this location. Three story-structures will be permitted adjacent to the golf course while a two-story height limit will be imposed along "5th" Avenue as a transition to adjacent two-story detached districts.

The residential buildings in this district should be designed with specific consideration to the site context: building massing and unit placement should be "resort-like" and oriented to the golf course; generous balconies and verandas should be located along the golf course frontage; special emphasis should be placed on common landscaped areas rather than private yards; and open/ transparent fencing should be used instead of solid walls (See Figure 53). To further assure visual and physical connectivity to the golf course and the bike path, view corridors have been established at "A" Street, "B" Street, and "E" Street. Park improvements at the end of "C" Street will provide a visual opening from the community to the open space. This district may include townhouses with front stoops along "5th" Avenue in combination with the view-oriented condominiums located along the park and golf course edges.

a : The condominiums along the northwest edge of the site will orient towards the adjacent golf-course with generous balconies and openings along this frontage

b : An example of a multi-family residential dwelling oriented towards the adjoining major open space

Figure 53 : Multi-Family Districts - Golf Course Condominiums

Building Orientation

In order to promote traditional neighborhood character, and to reinforce the character and quality of walkable streets, buildings should provide orientation and access toward the street and the parks, and not to be oriented inward.

- Locate primary entrance facing the primary street frontage. (See Figure 54).
- Clearly define the primary entrance though the use of enhanced architectural detail, entry canopies, and building articulation.
- Locate activating functional components of the residential units (such as living rooms, dining rooms, and family rooms) facing the street. Provide "eyes on the streets and parks". (See Figure 56).
- Corner lots should recognize frontage on both streets.
- All building frontages should be designed with the same level of care and attention to detail.

Site Planning Issues

Projects should be designed as an integral part of the neighborhood and the community, rather than private and isolated enclaves.

- Subterranean parking is the preferred method for storing cars.
- Buildings should frame neighborhood gateways and define community open spaces through the use of architectural features such as towers and stepbacks.
- Public, common, and private spaces should be clearly defined and distinguishable. (See Figure 54).
- Promote ground floor units with direct access from the street with stoops and/or patios. (See Figure 54).
- Units should orient towards the street and common areas. (See Figure 54).
- Architectural features such as colonnades, arbors, trellis structures should be used to enhance and positively define usable open space.
- Site entries should contribute to the streetscape, and should be distinguishable through the use of added texture and careful use of contrasting materials.
- Entry drives and access should be coordinated with adjacent projects, and should be placed in such a way to not disrupt pedestrian use of public sidewalks.
- Place vehicular entries away from primary circulation streets. (See Figure 54).

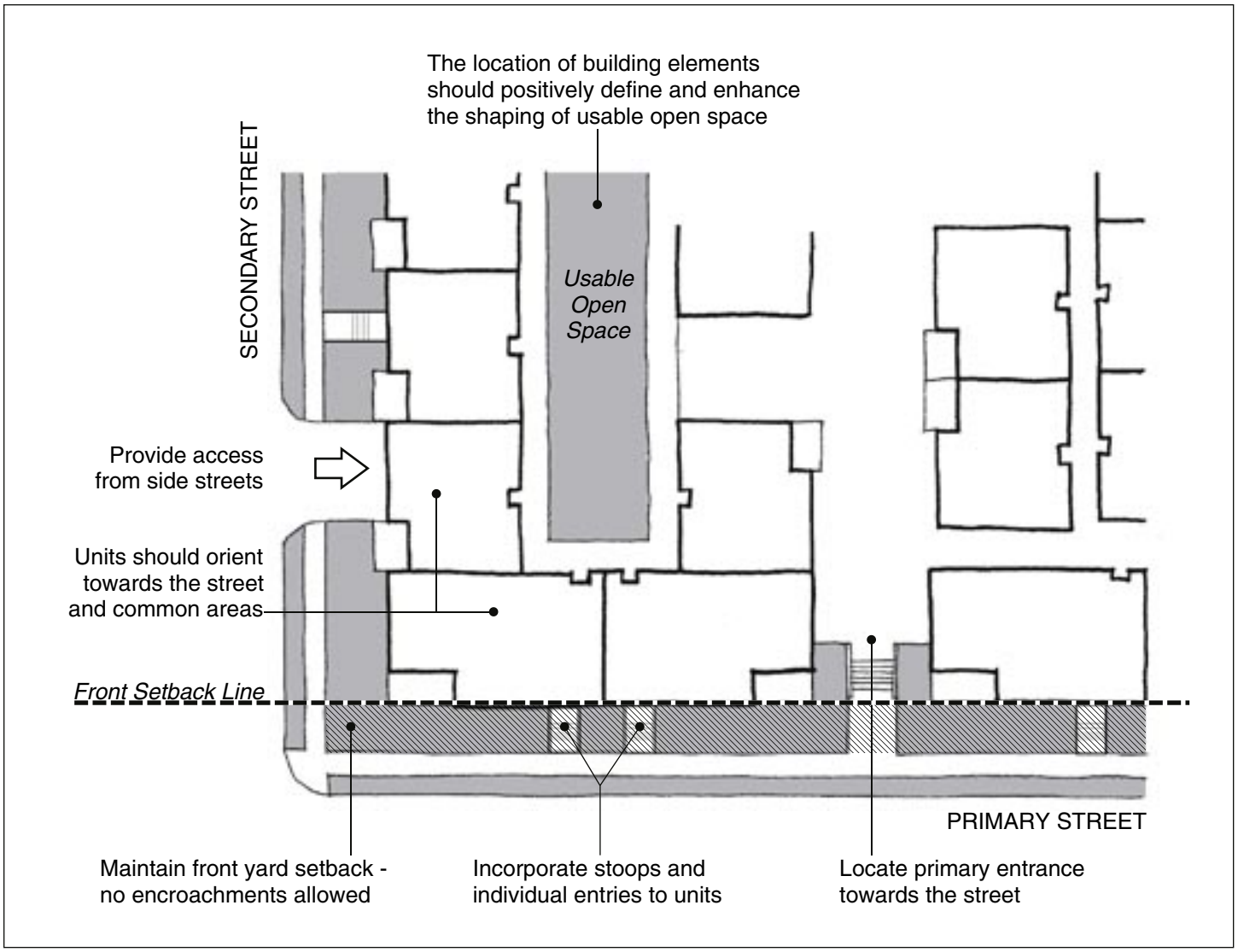


Figure 54 : Multi-Family Districts - Orientation and Site Planning Issues

Parking/ Service

Provide access to parking while maintaining pedestrian friendliness of streets. In addition to being subject to the Off Street Parking and Loading Requirements in Chapter 21.41 of the LBMC, parking design (structured and open lot) should include the following:

- Parking, including open parking lots should be screened by residential units and invisible to the public right-of-way.
- Landscape screening should only be used as a final choice, and not as a primary method of screening parking structures.
- Design parking entrances to be subordinate to main pedestrian entrances and to the overall project image.
- Parking should not disrupt the quality of common spaces and pedestrian environments.
- Distribute parking throughout the site in discrete parking courts or parking structures.
- Services for multi-family developments should not be visible from public areas.
- Store trash enclosures that are architecturally compatible with the project and easily accessible to trash collection trucks. (See Figure 55).
- Conceal utility meters, transformers, and other service elements from public view.
- Semi-subterranean garages and ground level garages should be designed as an integral part of the project, and with the same care and design attention as the buildings they serve. (See Figure 56).

All trash enclosures should be architecturally compatible with the project

Figure 55 : Multi-Family Districts - Trash Enclosures

Residential building over a semi-subterranean garage which is screened from view by landscaping

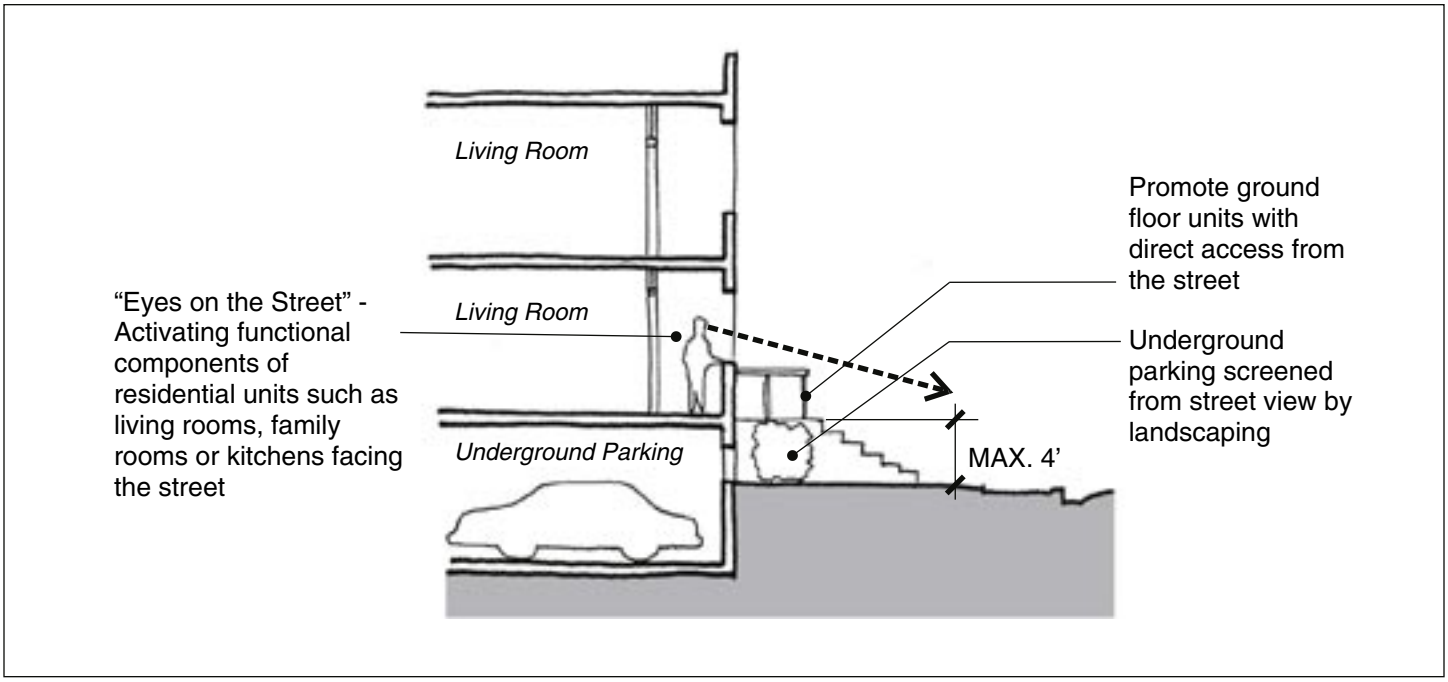


Figure 56 : Multi-Family Districts - Building Orientation and Parking Conditions

Landscaped Pedestrian Links (Paseos)

To promote pedestrian connectivity throughout the project, landscaped pedestrian "paseos" should be provided. (Refer to Figure 57 and Landscape Guidelines).

- Use of mid-block connections to connect projects to parks and pedestrian-serving uses on "F" Street is encouraged.
- Paseos should be landscaped, and inviting to promote pedestrian friendliness.
- Privacy between units should be taken into account, while still providing a safe and attractive corridor for public use.
- Special pedestrian lighting should be provided to maintain a safe environment for pedestrians.

a. Mid-block connections utillized to link housing to parks and pedestrian-serving uses.

b. Paseos are to be landscaped to enhance the pedestrian experience.

Figure 57 : Multi-Family Districts - Landscaped Pedestrian Links (Paseos)

Architectural Design

The design of multi-family projects should be reflective of the commitment to high quality design.

- Multi-family projects should use a unifying vocabulary of forms and architectural elements that reflect a contemporary style. Direct references to historic styles and cosmetic architectural theming should be avoided.
- Projects should provide human scale architectural features such as arcades, texture, and upgraded materials in areas of pedestrian activity.
- Visual interest should consist of articulation of facades, changes in plane, stepbacks, and use of materials. Paint does not constitute articulation. (See Figures 58 and 60).
- Building forms should be articulated by varying roof heights and wall planes integrated with intended internal building volumes and not superficially applied. Unbroken volumes are not permitted. Additional height in certain areas for architectural features such as corner and entrance elements is encouraged.
- Multi-story buildings should have an expressed base, middle and top as part of the architectural composition, as a way to reduce the apparent height and promote pedestrian scale. (See Figure 62).
- Roof forms should be an integral part of the design of the building. Roofs should reinforce the massing of buildings, and the architectural expression of the roof should cover the entire width and depth of buildings. “False Mansard” roofs are not acceptable. (See Figure 59).
- Roofs should not be designed as attention-getting devices.
- Stairways, elevators and similar architectural elements should be integral to the overall architecture – not afterthoughts.

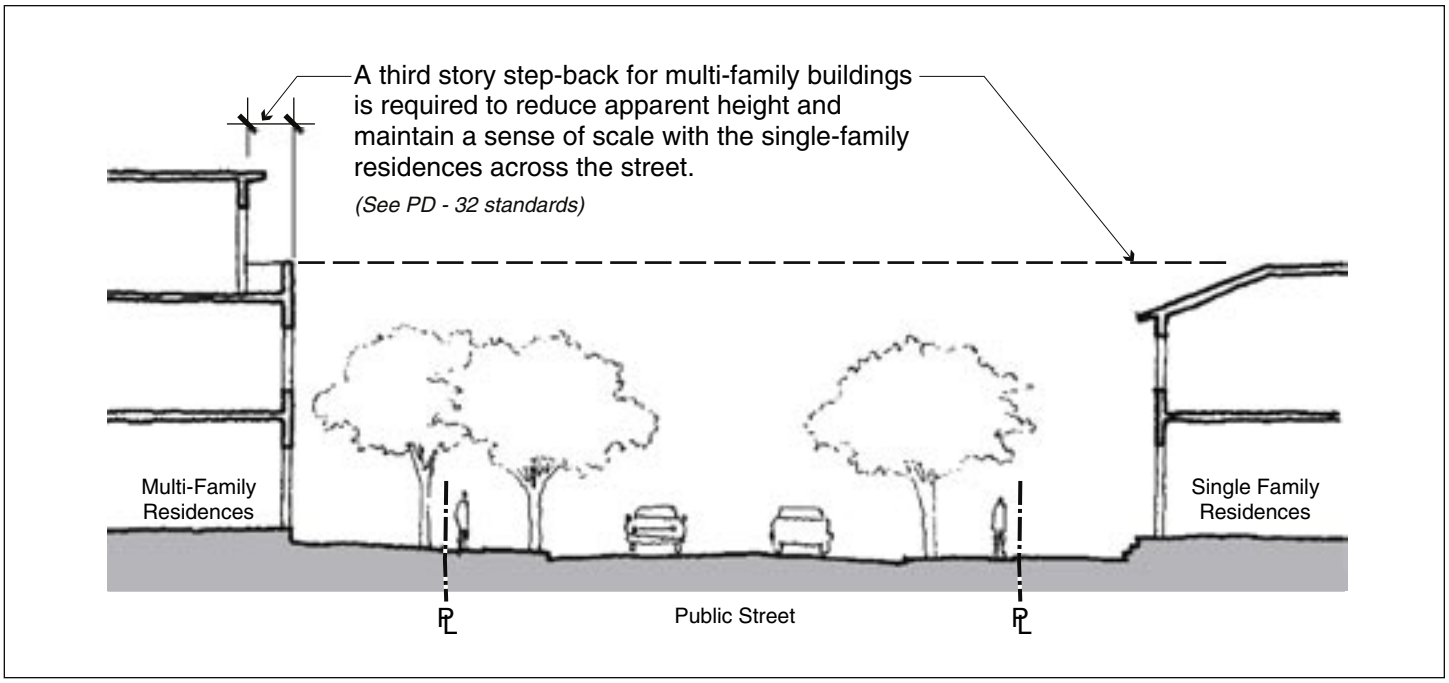
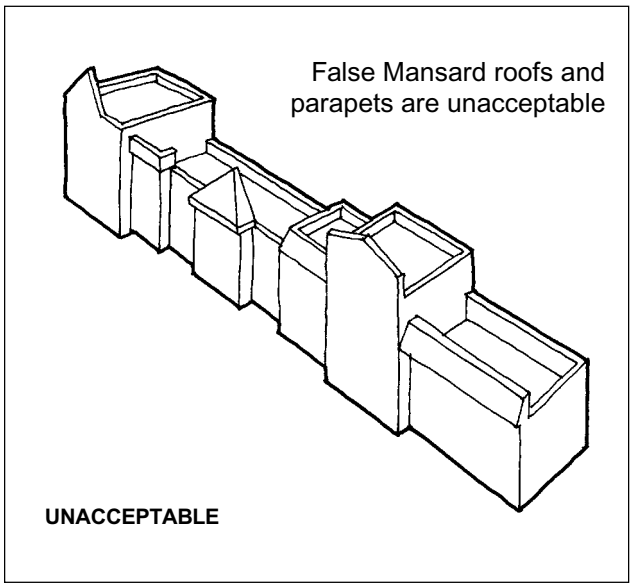


Figure 58 : Multi-Family Districts - Scale Transitions using Step-backs



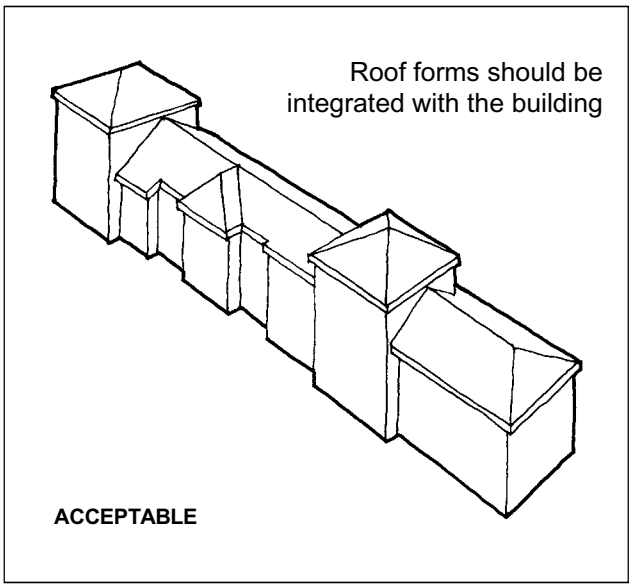


Figure 59 : Multi-Family Districts - Roof Forms

Examples of multi-family residential buildings showing articulated massing and varying roof heights

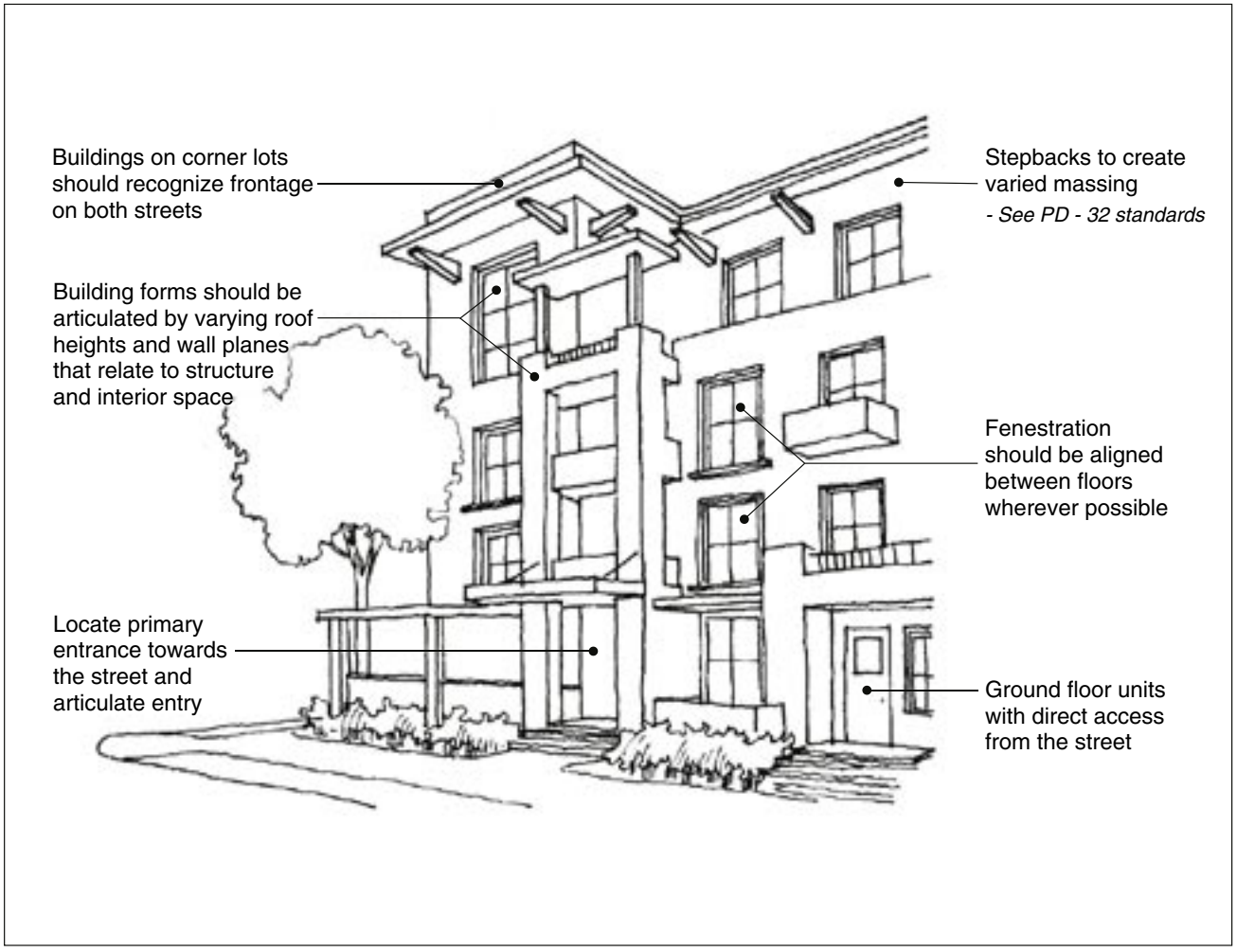


Figure 60 : Multi-Family Districts- Architectural Design Issues

Fenestration

Well designed fenestration will be a key factor in establishing a high quality environment, and will provide for “eyes on the street”.

- Window opening facing the street should have generous proportions and should incorporate a variety of mullion patterns, and bay dimensions to provide visual interest.
- Align fenestration between floors wherever possible. (See Figure 62).
- Fenestration should be used to create depth and articulation on the facade – no flat walls with flush aluminum windows. A minimum 6 inch recess for windows is encouraged.
- All glazing within the facade should be clear, untinted glass.
- Effort should be made to maximize light into units. Use of narrow corridors for fenestration is not desirable.
- Design fenestration to accommodate passive solar and ventilation goals.

Balconies & Patios

Where appropriate, these architectural elements should contribute to the overall architectural composition, and should not be placed in an opportunistic manner. (See Figure 61).

- They should be oriented towards streets and common open spaces.
- Balconies should be oriented to maximize sunlight access.
- Balcony railings should be made of high quality materials that compliment the architectural composition and style. Utilitarian and inherently inexpensive railings are not acceptable.

Patios and balconies should contribute to the overall architectural character of the building

Figure 61 : Multi-Family Districts - Patios & Baloconies

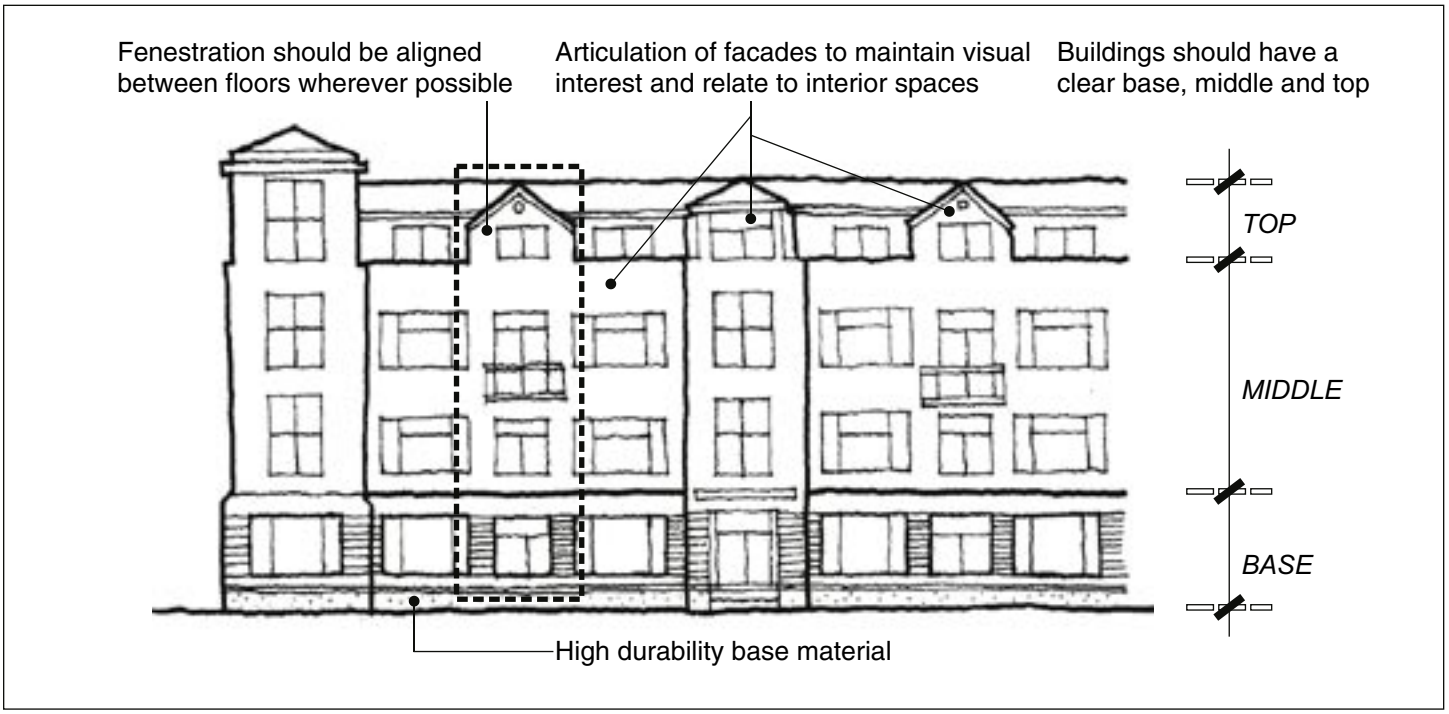


Figure 62 : Multi-Family Districts - Facade Articulation and Fenestration

Materials & Color

Materials should convey an image of quality and durability. They should be able to retain their appearance over time.

- All of the facades should use the same palette of materials and colors.
- A combination of traditional materials such as smooth trowel stucco, brick and stone; along with modern materials such as high-quality metal panels, precast concrete and glass should be used to promote a contemporary character to the neighborhood. Simulated materials, foam cornices and applied details are not allowed.
- In general, use more urban durable materials at busier street locations.
- Use of alternative materials to stucco is greatly encouraged to promote diversity.
- Where a variety of wall materials is used, changes in material should generally occur at inside corners, as a return of at least four feet from an external corner, or accommodated through architectural detail such as caps or change in plane. (See Figure 63).
- Painted surfaces should use colors that reinforce architectural concepts and are compatible with natural materials used in projects.
- Thickness and width of all exterior surrounds and trim pieces should have a direct proportional relationship to the architectural features of the building.

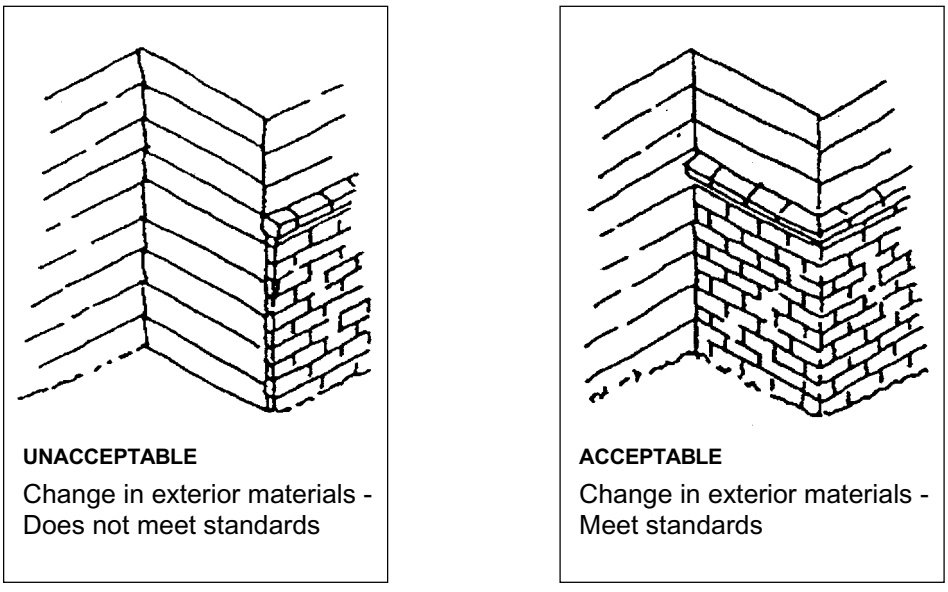


Figure 63 : Multi-Family Districts - Change in Materials

- Windows and doors should be made of quality materials. Vinyl and plastic materials should not be used as the norm.
- Painted surfaces should use colors that reinforce architectural concepts and are compatible with natural materials used in projects.

Landscape Guidelines

The below criteria are specific requirements related to Multi-Family Residences.

Walls and Fences

- Retaining walls, if required, should be set back 2' minimum from back of sidewalk.
- Garden walls and fences are permitted for private patio spaces only and shall be low in height. (maximum 3'-6"). Minimum setback is 5' from back of sidewalk. (See Figure 64).
- Wall alignment should vary. Continuous runs of walls are not permitted.
- Tubular steel fencing is permitted around recreational uses. Chain link is not permitted.

Low garden wall for private patio space.

Figure 64 : Multi-Family Districts - Wall and Fence Image

Planting

- Minimum soil depth for on-structure planters is 30".
- Shrubs shall be minimum 10% 15 gallon; 60% 5 gallon; and 30% 1 gallon.
- Common area tree planting shall be minimum 25% 24" box; 75% 36" box; 48" box accents.
- Minimum tree size is 36" box for trees planted on structure.
- Turf should be limited to large usable open spaces. (minimum 150 sf).

Usable Open Space (common areas)

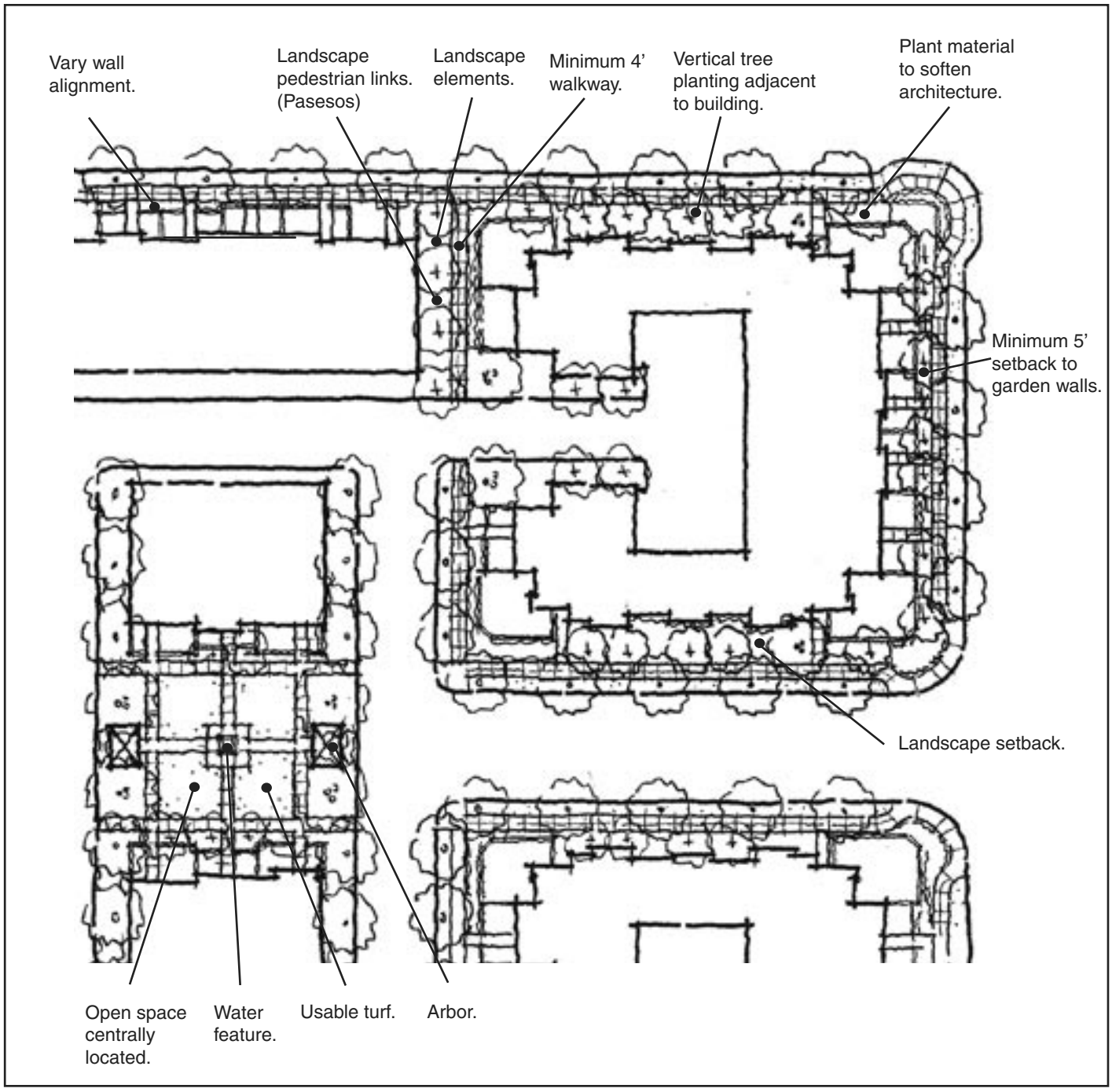
- Usable open space should be centrally located and connected to pedestrian system.
- Amenities, such as, fountains, swimming pools, and spas are encouraged. (See Figure 65).
- Enhanced paving is encouraged to promote a quality space.
- Spaces should be designed to encourage social gatherings.
- Usable lawn areas are encouraged. (See Figure 65).
- Landscape elements such as site furnishings, arbors, or garden ornaments are encouraged to strengthen the character of the space.

Landscaped Pedestrian Links (Paseos)

- Paseos are to be landscaped to enhance the pedestrian experience. (See Figure 65).
- Minimum 4' wide sidewalks are to be installed to provide connection from the common space or alley to the public sidewalk or from the street to the Class I bicycle path.
- Trees, shrubs, ground covers, and vines are to be installed to soften the architecture.
- Landscape elements such as arbors or garden ornaments are encouraged to enhance the pedestrian experience (Refer to Figure 57 b).
- View corridors are to be maintained to golf course adjacent to 5th Street.

Parking Area Landscape

- Parking areas are to be screened from off site views with walls, shrubs, and mounding.
- Evergreen canopy trees are to be planted to provide shade coverage.
- Utilities and trash enclosures are to be screened with trees, shrubs, and vines.
- Trash enclosures shall be screened from upper story views with trellis.
- All planter areas are to receive shrubs and/or groundcovers.



This plan represents a potential design solution. The actual design may vary.

Figure 65 : Multi-Family Districts - Landscape Plan

division IV

mixed use overlay zone guidelines

DECEMBER 2, 2004

MIXED USE OVERLAY ZONE GUIDELINES (Sub Area 1B and 7)

Mixed Use Residential (Sub Area 1B)

The "Mixed Use Gateway Street" ("F" Street) is intended to create a "Main Street" character featuring retail and other pedestrian-serving land uses at street level. These mixed-use buildings are permitted to feature the highest residential densities and tallest residential structures within the project area, and are envisioned as an urban edge that includes build-to-edges that stimulate pedestrian activity, and promote the location of amenities and neighborhood gathering places for business and residents alike. Ground floor spaces are encouraged to include tall structural floor to floor heights to further promote the viability of commercial uses through enhanced signage opportunities and appropriate interior volumes within lease spaces.

The architectural and urban design character for this district should be non-uniform, and should include varied architectural scale and rhythm through the use of restrained massing relief; variety of ridge lines and parapet heights; and variety of materials and colors to create the desired feel of a village center.

Figure 66 : Mixed Use District - Residential over Street-Level Retail

Mixed Use Commercial District (Sub Area 7)

Located at the southern interface of the mixed-use gateway street, this district is envisioned to include a variety of commercial uses designed to contribute to the "main street" pedestrian activity in this location.

Although primarily intended for retail uses, this district may include other uses such as office, hospitality, athletic clubs, restaurants and community facilities. Store-front architecture is strongly encouraged along the two-block mixed-use zone. Multi-level buildings featuring ground floor retail uses with office or additional commercial activity above are preferred (See Figure 67). Build-to lines will be mandated to assure the urban design experience of this zone. Step-backs will be required to relieve vertical massing. Building scale should be designed to complement adjacent mixed-use residential improvements. A variety of heights, architectural styles, materials and colors may be permitted.

Pedestrian-serving commercial activities including retail, restaurants, hospitality and general office space are strongly encouraged within development areas immediately south of the mixed use gateway street. These areas should feature pedestrian linkages and building placement and orientation that will encourage connections to adjacent residential and commercial development to further enliven the area. The density and heights of proposed buildings within this district are permitted to be of the greatest intensity within PD-32 in an effort to further create the fabric of an active urban center.

Commercial development activity fronting "F" Street west of Second Street is anticipated to include less urban patterns. The street section in this area includes a median in addition to parkway landscaping to provide a degree of separation between the proposed land uses. Such uses as "research and development" facilities, light industrial and distribution need not adhere to build-to principles and may be designed with parking facilities adjacent to "F" Street in order to achieve greater setbacks. Site planning concepts for such commercial uses should be sensitive to locations of service docks and other such activities in order to reduce impacts to adjacent residential neighborhoods.

Figure 67 : Mixed Use District - Streetscape Images

Ground Floor Uses

In order to seek and reintroduce building types that have made traditional American neighborhoods convenient, walkable, and attractive; the mixed use zone is envisioned as a place where shops and other pedestrian-oriented uses address the street and are accessible from it. (See Figure 69).

- Locate the primary entrance for all ground level uses from "F" Street directly.
- Maximize storefront glazing and openness. (Refer to PD-32 standards for Display/Clear Window Requirement as well as Figure 68 below).
- Vacant spaces shall have store-front displays which conform to a city-approved decorative window display program. No blank windows or back-painted glass shall be allowed.
- "Shadow" art galleries, historical displays, artist studios, back office uses or sales offices may be allowed as temporary transitional uses.
- Eye-level displays, outdoor seating and special wall treatment to enhance visual interest and pedestrian-area vitality are desired.
- Common amenities should not be located along ground floor commercial areas. Instead, uses such as health clubs are ideally suited to second floor view area overlooking street. Ground floor should be maximized for commercial and pedestrian-serving uses.

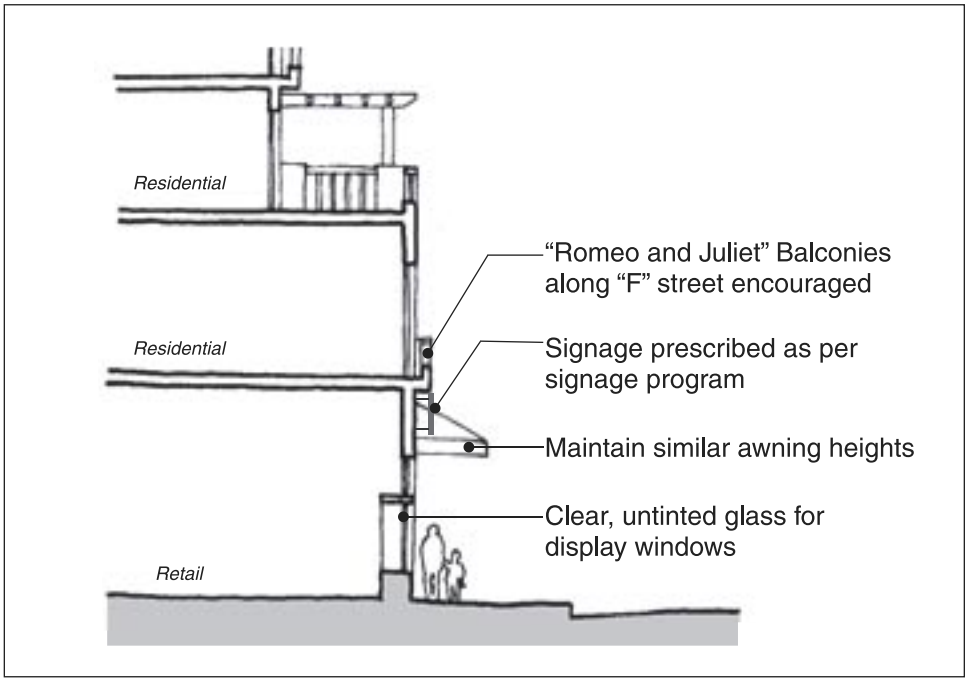


Figure 68 : Mixed Use District - Street Frontage Character

Figure 69 : Mixed Use District - Ground Floor Uses

- Residential uses above the ground floor should be shielded from illuminated commercial signs.
- Minimum floor to floor height for ground level uses will be 16 feet to provide meaningful usable space. Mechanical equipment and other systems should be designed to provide a minimum ceiling height of 12 feet.
- Outdoor dining, kiosks, benches and other street furniture are encouraged to enhance street activity and interest.
- Conform signage to LBMC Standards. Encourage blade signs and other pedestrian-oriented types of signage

Massing & Form

"Main Streets" are characterized by the aggregation of multiple buildings and facades rather than the development of monolithic structures.

- Variations in massing are encouraged, but they should relate to structural systems and interior space and not be cosmetically applied.
- False fronts and parapets are not permitted.
- Required stepbacks should be used to create varied scale and massing at upper levels. (See Figures 70 and 71).
- Special building massing elements such as towers should be used to highlight and frame street gateways. (See Figures 70 and 71).
- Corner architectural features such as clock towers are encouraged at the intersection of "F" Street with Lakewood Boulevard and "2nd" Avenue. (See Figures 70 and 71).

Fenestration

Frequent entrances and display windows help establish visual and functional connections to the public street, and create an active walking environment.

- Maximize storefront glazing and openness.
- A minimum of 60% of the linear length of the façade fronting "F" Street should contain display windows and entrances.
- Clear, untinted glass should be used throughout.

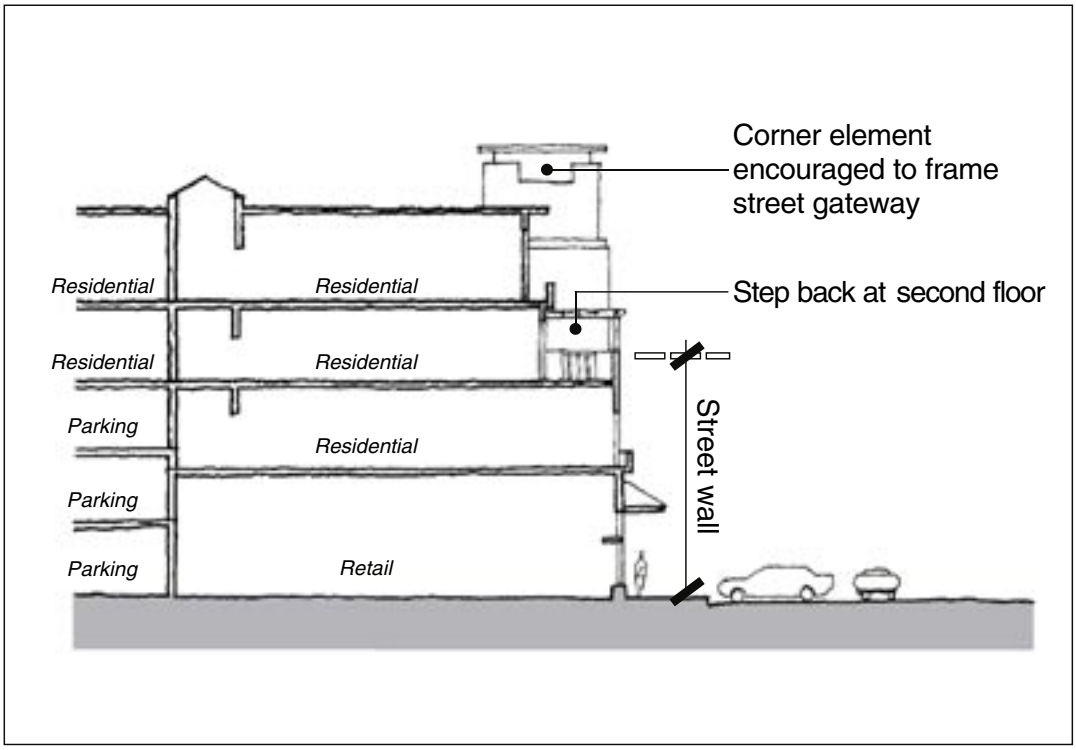


Figure 70 : Mixed Use District - Use and Massing Issues

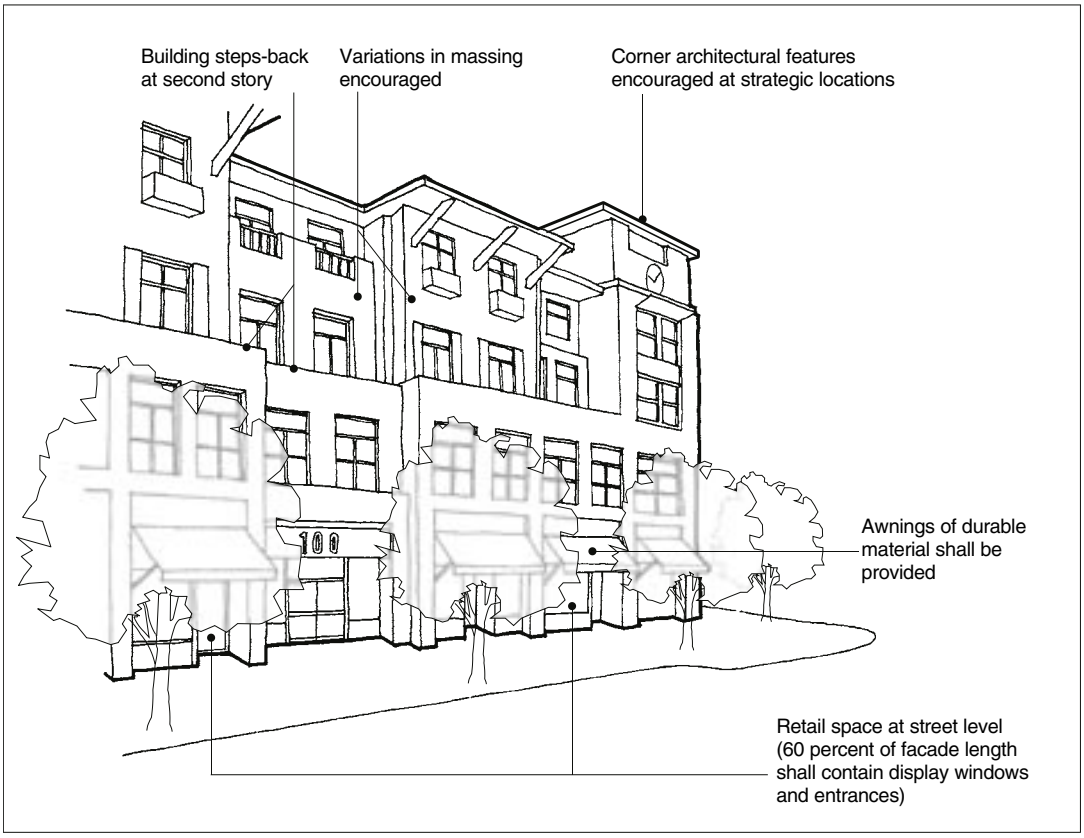


Figure 71 : Mixed Use District - Massing, Facade Treatment and Fenestration

- Illuminate display windows at night to encourage pedestrian-area vitality.
- Security grilles should be avoided. In exceptional cases, and only through site plan review, such grilles will be accepted provided that they are architecturally interesting and are placed inside the building behind the display areas. (See Figure 68).
- Metal and/or glass canopy elements are encouraged. (See Figures 68 and 71). If provided, fabric awnings should be made of durable commercial grade fabric or other similar material with a single color matte finish. Awning supports should be coated metal or other non-corroding material.

Facade Treatment

- Differentiate ground level facade from upper levels.
- Large expanses of storefront glazing and display are encouraged on the ground level. Solid elements such as piers and columns should include richly textured materials such as stone, tile, and upgraded masonry to enhance pedestrian scale. (See Figure 72).

Figure 72 : Mixed Use District - Facade Treatment & Fenestration Conditions

- Along the north side of "F" Street, upper residential use levels should have design features that accommodate residential uses but also relate to the more commercial nature of the street. The building should not read as one building type over another and it should avoid overly articulated facades.
- The facade of the commercial uses above the ground floor on the south side of the street should avoid monumental and monolithic treatment – compatibility with the residential buildings across the street is desired.

Parking/Service

Provide access to parking while maintaining pedestrian friendliness and walkability.

- Parking should be screened and invisible to the public right-of-way.
- Separate access and parking facilities should be provided for residential and commercial uses.
- Parking structure entrances from secondary streets should be designed to be subordinate/ secondary to main pedestrian entrances and to the overall project image.
- Parking should not disrupt the quality of common spaces and pedestrian environments.
- Service areas should not be visible from public areas. Separate service areas including delivery, trash and recycling should be provided for residential and commercial uses.
- Trash should be stored in enclosures that are architecturally compatible with the project and easily accessible to trash collection trucks.
- Utility meters, transformers, and other service elements should be concealed from public view.
- Semi-subterranean garages and ground level garages should be designed as an integral part of the project, and with the same care and design attention as the buildings they serve.
- Loading areas and service facilities should be located as far as possible from residential units and should be completely screened.
- Parking structure lighting should be appropriately shielded so as not to spill over into residential uses.

Landscape Guidelines

Landscape is minimized in this zone to promote an urban character. The intent is to reinforce the "Main Street" character of the mixed use zone.

Landscape guidelines that apply to the Mixed Use Overlay zone areas are as follows:

Paving

- Enhanced paving, such as architectural concrete, is encouraged to promote an urban character. (See Figure 73a).
- Colors and finishes shall relate to the building architecture and adjacent streetscape paving.
- Encouraged materials include: colored and textured concrete, pavers, and stone.
- Finishes imitative of other materials, such as, stamped concrete are discouraged.

Planting

- Potted plants with an "main street" urban character are encouraged.
- Planting areas, other than tree wells, on grade with trees, shrubs, and ground covers are discouraged to promote an urban character.

Maintenance

The intent of the maintenance guidelines are to encourage a safe, clean, and healthy condition at all times.

- Trees should be maintained to allow for proper light distribution of adjacent light standards.
- Maintenance such as weeding, fertilization, mowing, pruning, light fixture maintenance, irrigation system maintenance, and trash removal shall occur on a regular schedule.
- Light fixture maintenance and trash removal shall occur on a regular schedule.
- Dead or poorly performing potted plant material is to be replaced once it is discovered.
- Graffiti shall be removed or painted out within in 24 hours.

Screening

Screening of visually undesirable objects is required. These items should be integrated into the building/site design and not addressed as afterthoughts. Careful design consideration should be taken into account to prevent hidden areas from encouraging criminal activity. Lighting should be installed in these areas. The below items must be screened from off site views:

- Mechanical equipment such as air conditioners.
- Equipment such as backflow preventers and controllers.
- Utilities such as transformers and meters.
- Trash containers.
- Parking areas and parking garages.

Enhanced paving, such as architectural concrete, is encouraged to promote an urban character.

Figure 73 : Mixed Use District - Paving Images

Exterior Lighting

The intent of the lighting criteria is to provide safety while enhancing the night time urban character.

- Lighting should be provided at all building entrances.
- Glare should be minimized.
- Architectural detail and landscape accent lighting is encouraged to create identity for mixed use zone.
- Exposed fixtures should be selected to relate to the associated building architectural character.
- Building accent lighting is encouraged to create a pedestrian friendly evening ambiance to the street.

Signage

The intent is to promote an urban character through quality sign design and materials. Signage shall be designed in context of adjacent architecture and the "Main Steet" charachter of the mixed use overlay zone. Signs which are visualy "loud" are discouraged. Signs must comply with the minimum standards set forth in the Long beach Municipal Code (LBMC Section 21.44).

A sign program shall be created for the mixed-use area to address the following issues:

- Sign compatibility with residential uses
- Pedestrian orientation
- Quality signage with a "boutique" character
- Sign materials and method of of illumination

division V

commercial/industrial guidelines

DECEMBER 2, 2004

COMMERCIAL/INDUSTRIAL GUIDELINES (Sub Areas 7 and 8)

Mixed Use Commercial District (Sub Area 7)

Refer to the guidelines specified in Division IV: Mixed Use Overlay Zone Guidelines which apply to those parcels fronting the southern edge of "F" Street.

Commercial Gateway District

Located at the southerly entrance to PD-32 from Lakewood Boulevard, the "Commercial Gateway Street" ("G" Street) is designed to constitute a primary "address" street for the commercial development zone. This four-lane road with enhanced parkway landscaping is envisioned to extend commercial traffic and identity into portions of the site that are currently inaccessible from local roadway patterns.

Buildings located adjacent to "G" Street should orient to and build to the setback line to create an urban character. Development parcels near Lakewood Boulevard are anticipated to include buildings with the greatest level of height and intensity. If parking structures are proposed within project- specific developments, views from public streets should be screened.

Primary or secondary access to building lobbies is encouraged to link directly to public roadways in order to promote pedestrian activity. In addition to holding visual continuity along "G" Street, buildings should be clustered to form plazas and other such semi-public spaces to add relief and interest to the overall streetscape.

Commercial District

Development activity in the commercial areas west of Fourth Street shall include a range of uses. Public streets with parkways and sidewalks will continue the urban design patterns initiated in other portions of the site. Building heights are expected to decrease in magnitude in these areas. Truck docks and service activity should be buffered from view through landscaping and building orientation.

Orientation

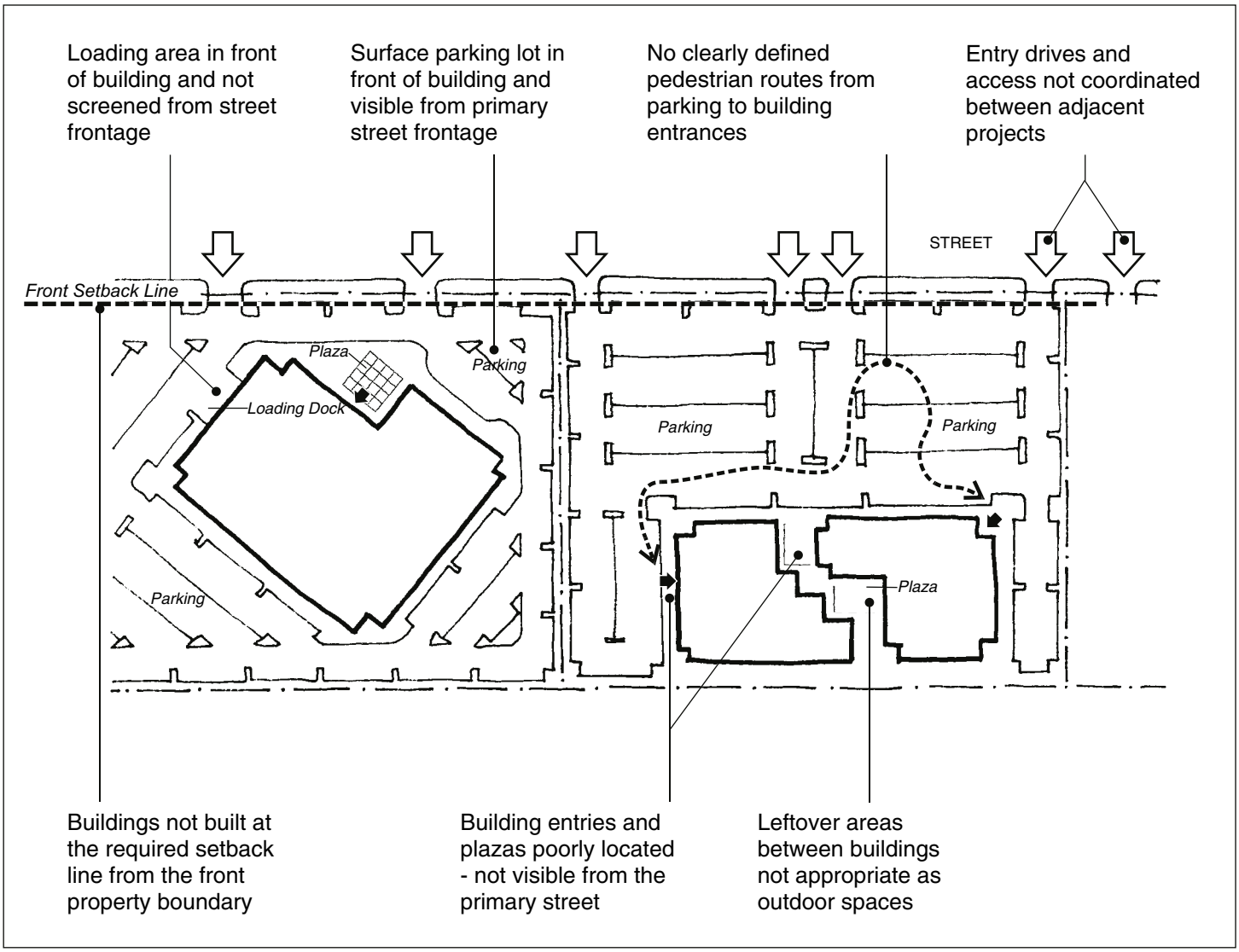
Buildings throughout the commercial and industrial areas should strive to reinforce the public street edges, rather than creating building islands surrounded by parking. (See Figures 74 and 75).

- Orient front building facades parallel to the street, and directly at the required setback line of the front property line in order to reinforce the street edge. (See Figures 74 and 75).
- Locate building entries, plazas, and pedestrian-oriented uses along the primary streets. (See Figure 75).
- Spaces between buildings should be used as outdoor rooms and should not be thought as leftover areas. Frame public gathering spaces and other usable spaces by buildings.
- Multiple buildings on a site should be clustered around a common landscaped open space to avoid unorganized sprawl.
- On commmercial buildings locate outdoor eating areas/café seating for employees along public streets or in courtyard settings that reinforces the public realm.

Access

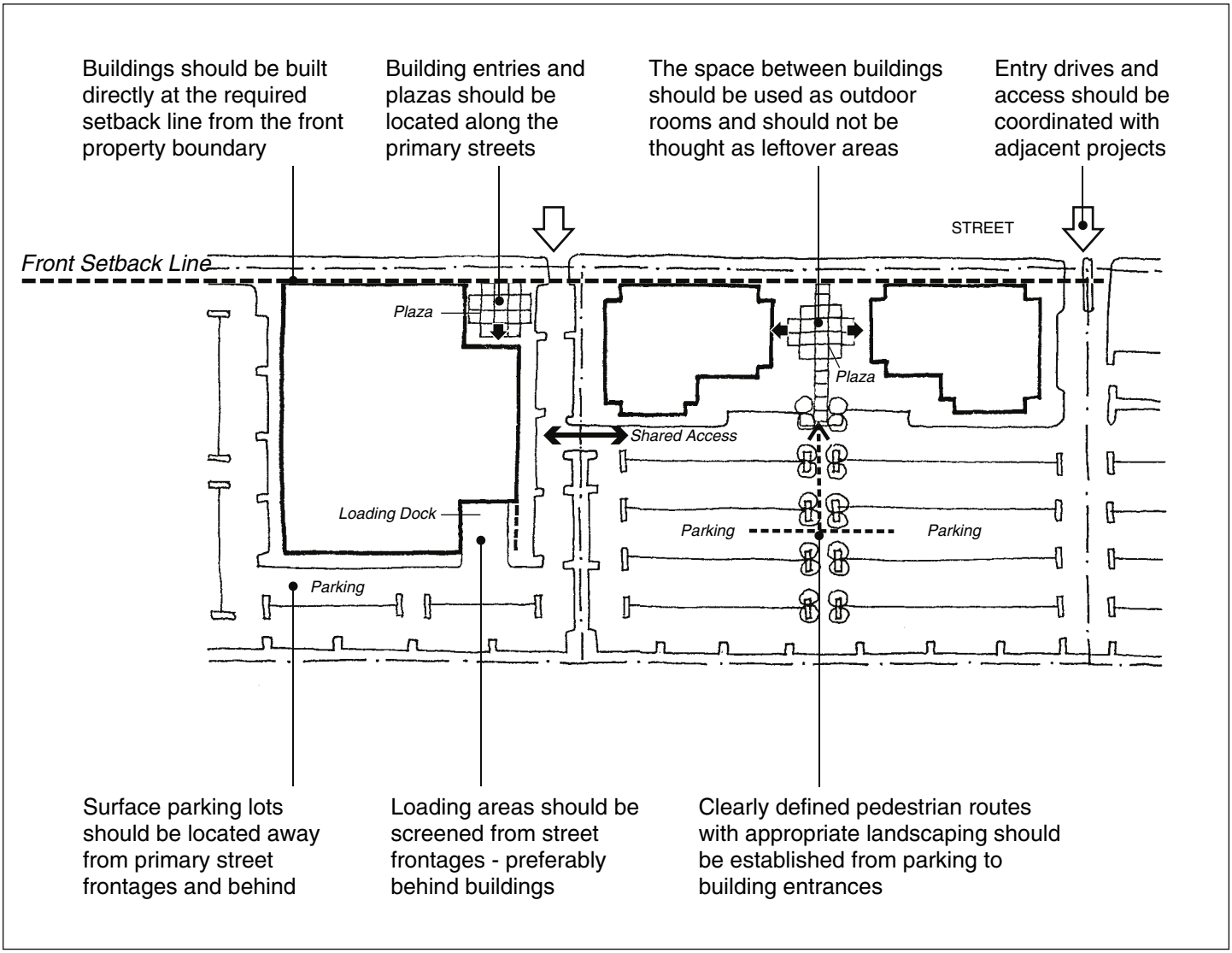
Provide access to parking while maintaining pedestrian scale and walkability.

- Car and pedestrian entries to a site should be separated, and clearly defined. Pedestrian walkways should be a minimum of 4 feet clear and should be protected from driveway by a 6 inch curb.
- Entry drives, and internal driveways should be located to reinforce the public street grid. Meandering driveways and internal roads are not desirable.
- Coordinate entry drives and access ways with adjacent projects in order to minimize disruption of landscaped street edges, and conflict with pedestrian use of sidewalks. (See Figure 75).
- Clearly define pedestrian routes from parking to building entrances by special landscaped walkways – pedestrian crossing of parking aisles should be minimized. (See Figures 74 and 75).
- Provide direct access from side streets to building entryways.
- In order to promote walkability, pedestrian linkages to the retail section of "F" Street should be provided.



UNACCEPTABLE

Figure 74 : Commercial Districts - Access, Orientation and Site Planning (Undesirable Conditions)



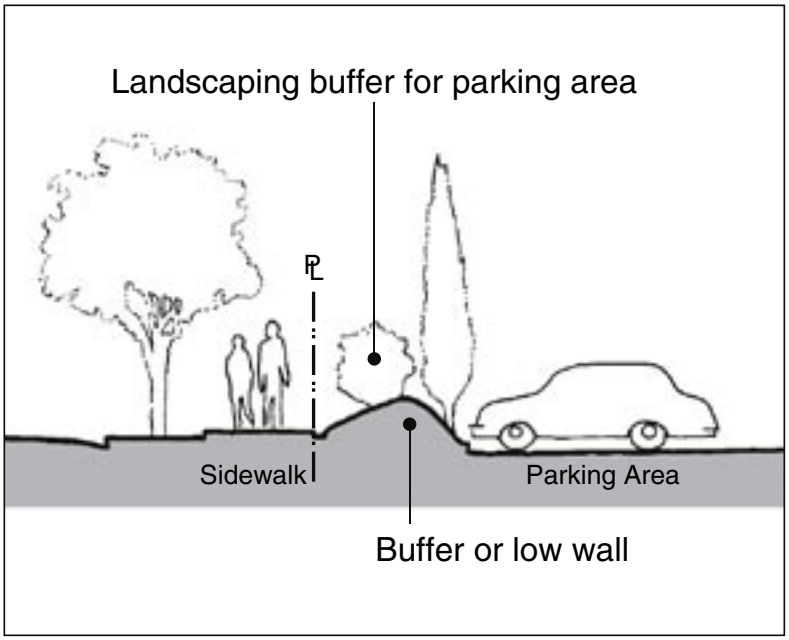
ACCEPTABLE

Figure 75 : Commercial Districts - Access, Orientation and Site Planning (Desirable Conditions)

Parking / Service Areas

Parking and service areas should be designed as integral parts of building they serve, and should be located to minimize visual impacts from the public right-of-ways.

- Parking lots should not be the dominant visual element of the site. Parking should be broken down in smaller multiple lots separated by landscaping and buildings.
- Relegate parking to the rear and side of buildings. (See Figures 74 and 75).
- Parking aisles or spaces should not directly abut a building - provide a 4 feet wide minimum pedestrian walkway.
- Screen parking lots and garages from primary streets and residential neighborhoods by proper site planning, and secondarily through the use of landscape screening. (See Figure 76).
- Appropriately shield parking lighting so as not to spill over into residential uses, or other adjacent uses.
- Design parking lighting to preclude direct glare of lights onto adjoining properties or streets. (See Figure 76).
- Do not locate loading facilities at the front of buildings. Such facilities are more appropriate at the rear of the site. (See Figures 74 and 75).
- Loading areas should not be visible from public streets. Screening should be complete and should be integrated with the design of the building. (See Figure 77).
- Screen loading facilities through a combination of solid masonry walls and landscaping. (See Figure 77).
- Avoid placement of utility elements along the front setback. When transformers are unavoidable in the front setback area, they should be placed underground or screened by walls/landscaping – access to such utilities should be integrated as part of the screening strategy.
- Shared parking with parks and other public uses is encouraged.



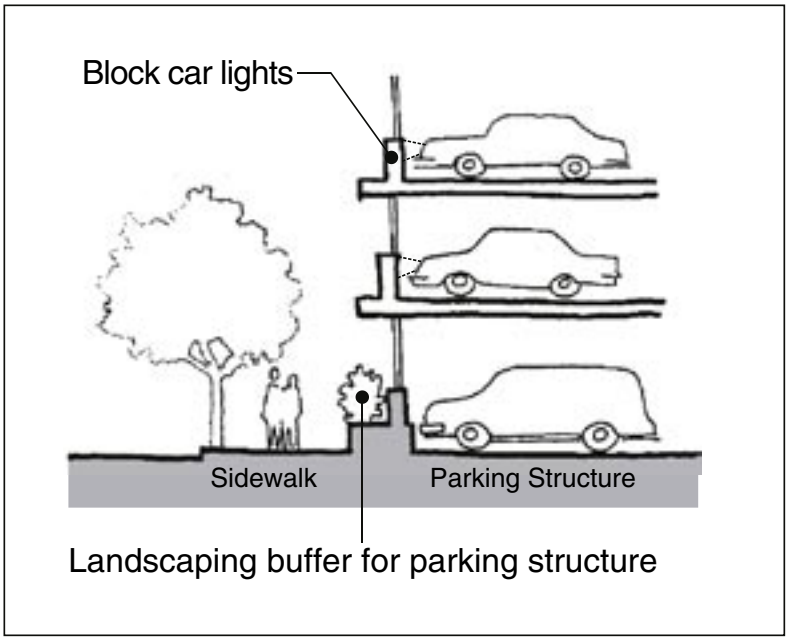
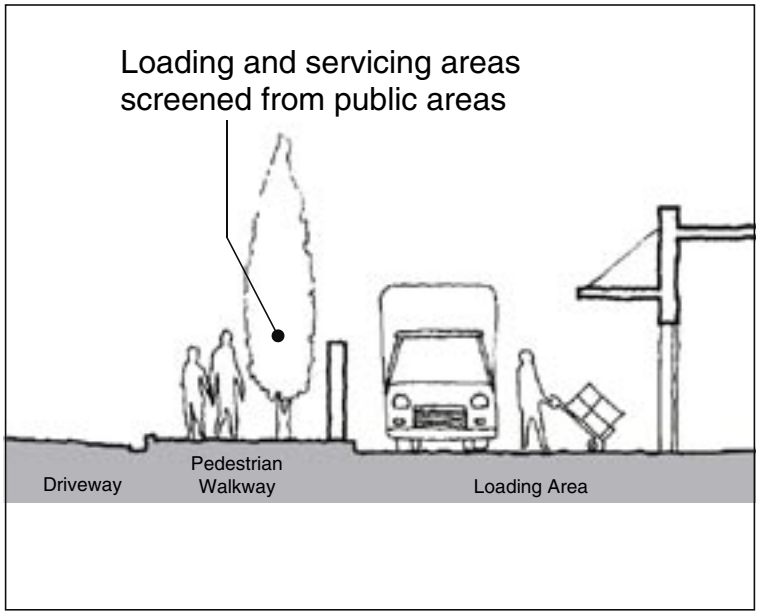


Figure 76 : Commercial Districts - Screening Parking from Public View



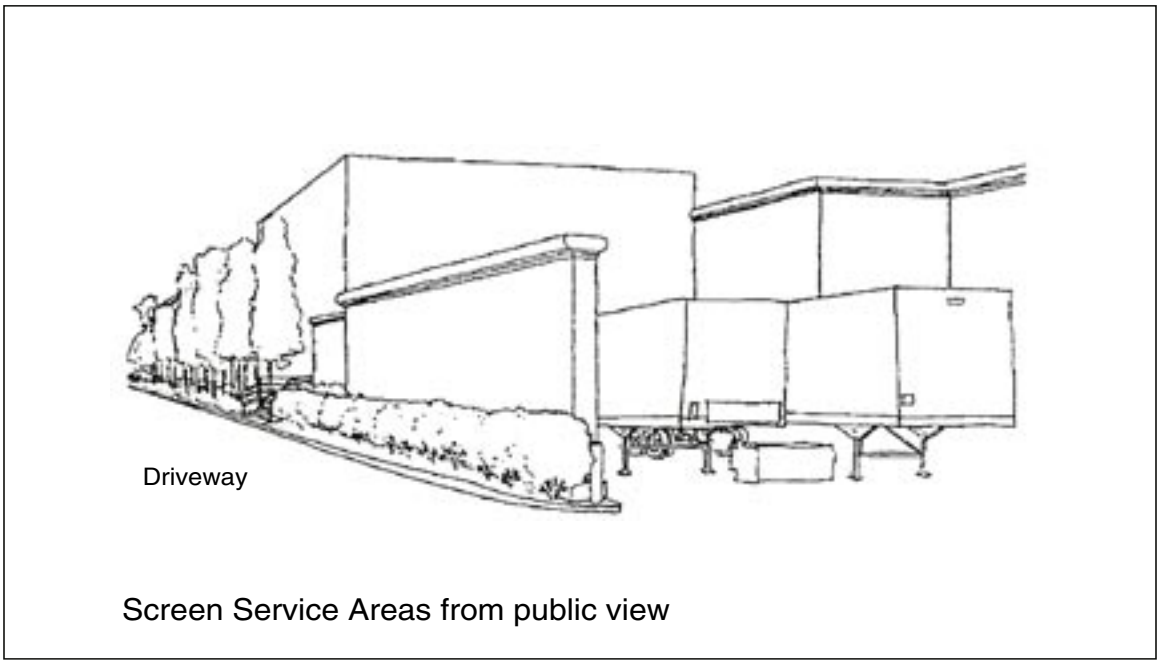
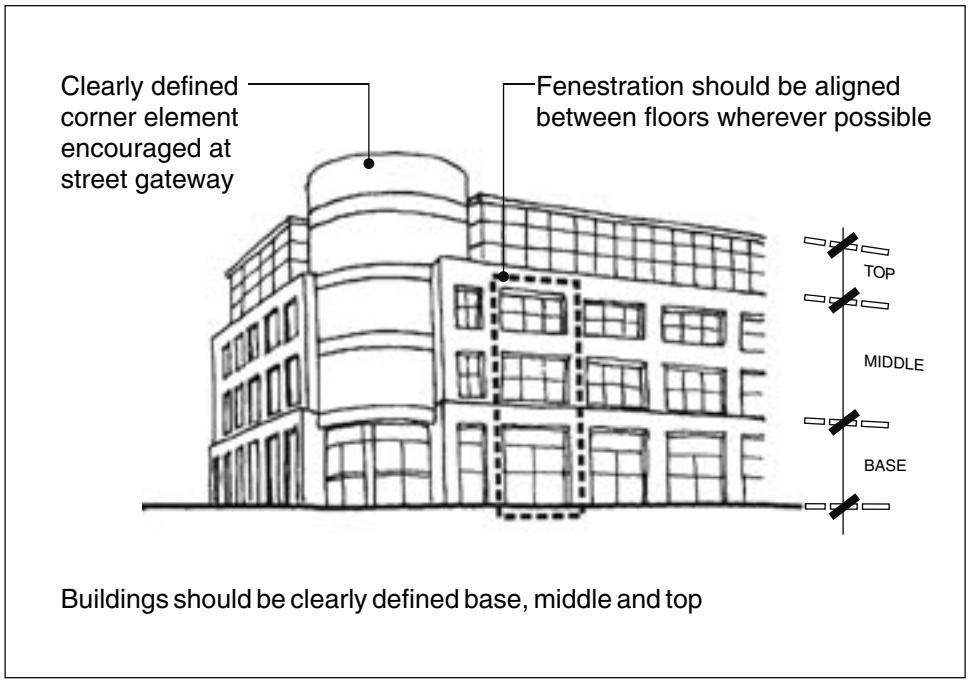


Figure 77 : Commercial Districts - Screening Service Areas from Public View

Architectural Design

While there is no specific architectural style being promoted by these guidelines, a commitment to lasting and durable buildings is a primary intent. The history of the place as an aircraft manufacturing site should also be used as a source of inspiration in terms of a modern architectural vocabulary.

- Projects should use a unifying vocabulary of forms and architectural elements that reflect a contemporary style.
- Building entrances should be clearly defined and articulated. (See Figure 80).
- Projects should provide human scale architectural features such as arcades, texture, and upgraded materials in areas of pedestrian activity.
- Courtyards, arcades and intimate spaces as a way to break down mass are encouraged.
- Visual interest should consist of articulation of facades, changes in plane, stepbacks, and use of materials. Paint does not constitute articulation. (See Figure 80).
- Facades wider than sixty feet (60') should be designed with a modular expression that breaks the facade scale to a width of thirty feet (30') or less.
- With the exception of warehouse buildings, unbroken volumes not desirable.



Visual interest should consist of articulation of facades, changes in plane, stepbacks, and use of materials.

Figure 78 : Commercial Districts - Building Massing

- Articulate building forms by varying roof heights and wall planes in a way that is integral to a building's interior volumes and structure. Additional height in certain areas for architectural features such as corner and entrance elements is encouraged.
- Buildings above four stories should have an expressed base, middle and top as part of the architectural composition, as a way to reduce the apparent height and promote pedestrian scale. (See Figure 78).
- Roofs should not be designed as attention-getting devices. Simple, roofs are encouraged.
- Stairways, elevators and similar architectural elements should be integral to the overall architecture – not afterthoughts.
- The appearance of doors and windows are critical elements in the design of buildings. High quality materials, proper placement and the use of recesses should be included in the selection and design of such elements.
- Screen all mechanical equipment for the building with architectural screening elements at least as high as the equipment being screened.
- Hide mechanical equipment on the roof by building elements that are designed as an integral part of the building architecture. Avoid materials and design elements that will result in contrast with the rest of the building. (See Figure 79).

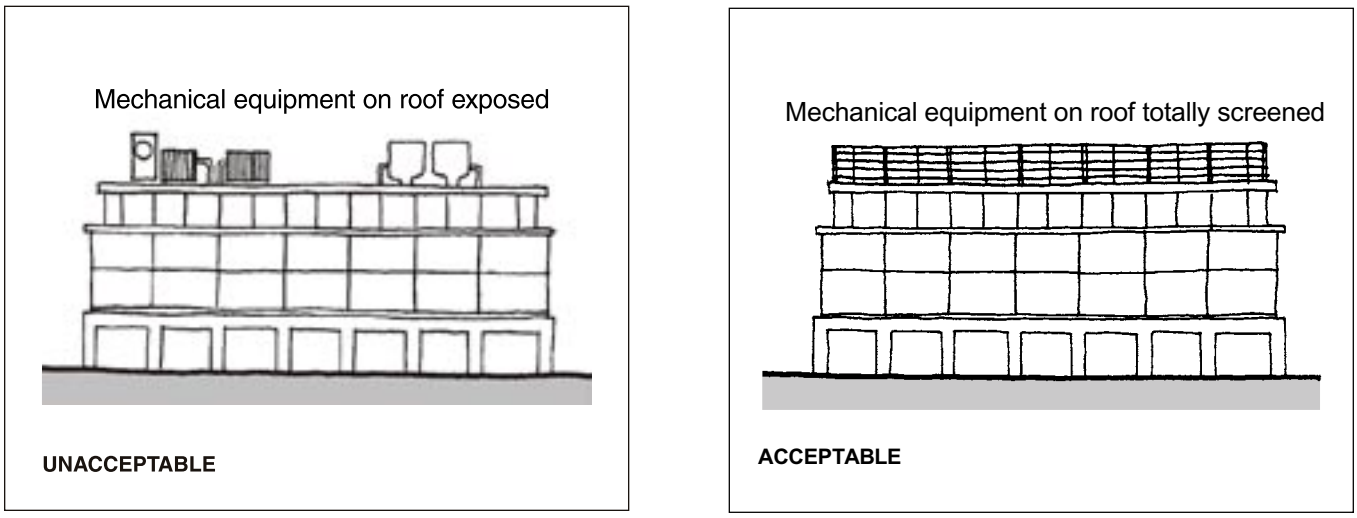


Figure 79 : Commercial Districts - Screening Rooftop Mechanical Equipment

a : Unbroken building volumes with no articulation are discouraged

b : Building forms articulated by varying heights and wall planes with clearly defined entrances are encouraged.

Figure 80 : Commercial Districts - Architectural Design and Facade Articulation

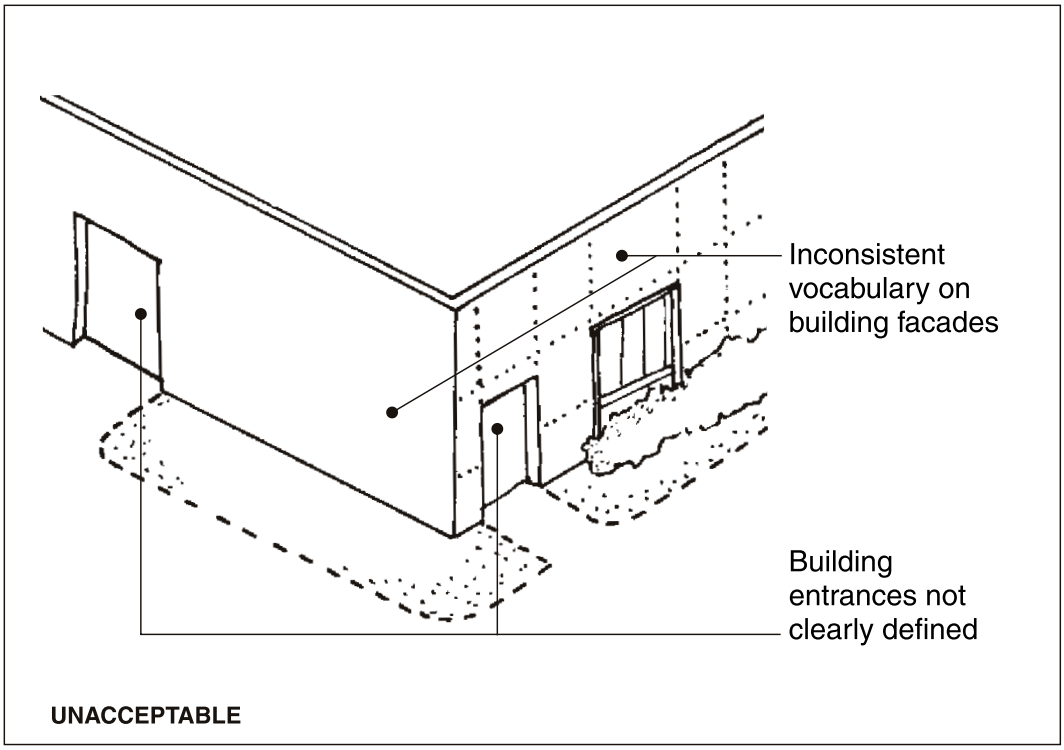
Materials & Color

Extreme contrasts in materials, colors, shapes and other characteristics which will cause buildings to stand out in excess of their public importance should be avoided.

- Materials that contribute to good quality architecture are: natural stone, smooth stucco with light finish, architectural concrete with integral color, fully backed metal panels, wood and brick accent. Metal and wood windows and doors should be architectural quality.
- Simulated materials and foam cornices and applied details are discouraged.
- Building entrances should be clearly defined and articulated. (See Figure 82).
- Provide upgraded materials in areas of pedestrian activity to promote human scale.
- Building colors should avoid primary colors. Larger buildings should use more subtle colors, and architectural accent should rely on changes in materials rather than paint.
- Minimize use of stucco on commercial buildings.

Courtyards, arcades and intimate spaces as a way to break down mass are encouraged

Figure 81 : Commercial Districts - Architectural Character



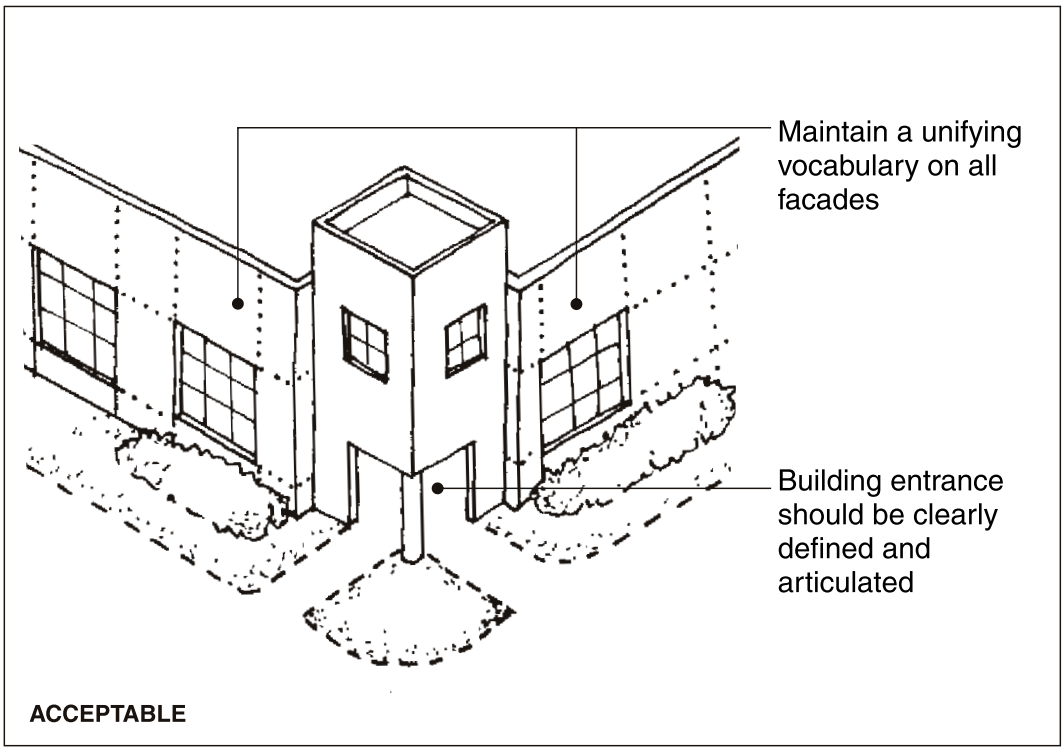


Figure 82 : Commercial Districts - Facade Treatment and Fenestration

Landscape Guidelines

Landscape in the commercial zone plays an important role in establishing the quality and character of Douglas Park. The intent of these guidelines is to promote a unique and cohesive landscape for all of Douglas Park while supporting the architecture and land uses associated with the commercial zone.

Landscape guidelines that apply to the Commercial/ Industrial zone areas are as follows:

Walls and Fences

- Walls, fencing, retaining walls shall be constructed of material, finish, and color complimentary of the building architecture.
- Wood fencing is not permitted.
- Seat walls are encouraged in usable open space areas.
- Retaining walls shall not exceed 4'-0" if visible from any off-site area.

Paving

- Paving should enhance the relationship of the building and landscape. (See Figure 83a).
- Enhanced paving, such as architectural concrete, is encouraged to promote an urban character. (See Figure 83b).
- A hierarchy of varying paving materials is encouraged.
- Finishes imitative of other materials, such as, stamped concrete are discouraged.

a : Paving should enhance the relationship of the building and landscape.

b : Enhanced paving, such as architectural concrete, is encouraged to promote an urban character.

Figure 83 : Commercial Districts - Paving Images

Site Furnishing

- Site furnishings should compliment the character of the architecture.
- Moveable site furnishings are encouraged in usable open space areas. (See Figure 84).

Moveable site furnishings are encouraged in usable open space areas.

Figure 84 : Commercial Districts - Site Furnishings

Irrigation

The intent of the irrigation criteria is to encourage efficient use of water resources while maintaining the character of the commercial area.

- All landscape areas are to be irrigated by a permanent automatic irrigation system.
- Irrigation design shall incorporate environmental considerations such as: plant material, sun, shade, soils, wind, and percolation rates.
- Moisture sensing and rain shut off devices are encouraged.
- Above ground irrigation devices such as backflow preventers and irrigation controllers are to be completely screened from off site views.
- Valve boxes are encouraged to be located in planting areas.
- Reclaimed water shall be used except where prohibited by code.
- Irrigation systems should be designed considering pedestrian safety and property damage.

Planting

- Planting design shall consider the ultimate size of the plant material.
- Planting design should complement the architectural style, scale, and density of the adjacent buildings.
- Buildings are encouraged to receive continuous shrub foundation plantings except in locations where glazing is present.
- Evergreen trees shall be the predominant material and should be used to screen and soften architecture.
- Evergreen, deciduous, and flowering trees may be used as accents. Evergreen material is encouraged.
- Flowering perennial and shrubs are preferred over annual color. Annual color should be reserved for accent areas only.
- Planting which requires low amounts of supplemental water is encouraged.
- Planting design shall consider water usage and maintenance needs.
- Building perimeter tree planting shall be minimum 25% 24" box; 75% 36" box; 48" box accents.
- Shrubs shall be minimum 10% 15 gallon; 60% 5 gallon; and 30% 1 gallon.
- Shrub and ground cover masses are required in setback areas.
- Turf should be limited to large usable open spaces. (minimum 150 sf).
- Ensure planting does not interfere with site lighting to ensure proper light coverage.
- Refer to the Plant Palette for suggested plant material. (See appendix).

Usable Open Space

- Usable open space such as courtyards and plazas are encouraged.
- Spaces should be designed to encourage social interaction.
- Landscape elements such as: fountains, public art, shade structures, seat walls are encouraged.
- Site furnishings such as: benches, bicycle racks, and table and chairs are encouraged.
- Enhanced paving is encouraged to promote a quality space.
- Usable lawn areas are encouraged.

Maintenance

The intent of the maintenance guidlines are to encourage a safe, clean, and healthy condition at all times.

- Trees should be maintained to allow for proper light distribution of adjacent light standards.
- Maintenance such as weeding, fertilization, mowing, pruning, light fixture maintenance, irrigation system maintenance, and trash removal shall occur on a regular schedule.
- Dead or poorly performing plant material is to be replaced once it is discovered.
- Graffiti shall be painted out within in 24 hours.
- Pruning shall insure that all signage remains visible.

Shrub hedges and tree massings screen parking areas and parking garages.

Shrub hedges and tree massings screen parking areas and parking garages.

Figure 85 : Commercial Districts - Screening Parking Areas

Screening

Screening of visually undesirable objects, such as utilities and parking areas, is required. Methods of screening may include masonry walls, overhead trellis, and landscape planting of evergreen material. (See Figure 85). These items should be integrated into the building/site design and not addressed as afterthoughts. Careful design consideration should be taken into account to prevent hidden areas from encouraging criminal activity. Lighting should be installed in these areas.The below items must be screened from off site views:

- Loading and service areas.
- Mechanical equipment such as air conditioners.
- Equipment such as backflow preventers and controllers.
- Utilities such as transformers and meters.
- Trash receptacle storage.
- Parking areas and parking garages.

Architectural detail and landscape accent lighting is encouraged to create project identity.

Figure 86 : Commercial Districts - Exterior Lighting

Exterior Lighting

The intent of the lighting criteria is to provide safety while enhancing the night time character of Douglas Park.

- Lighting shall be provided at all building entrances.
- Glare is not permitted to shine off site, all fixtures shall be shielded.
- Architectural detail and landscape accent lighting is encouraged to create project identity. (See Figure 86).
- Exposed fixtures should be selected to relate to the associated building architectural character.
- All fixtures shall be shielded or zero cut off.
- Lighting design shall consider pedestrian and vehicular use.
- Human scale fixtures are encouraged in pedestrian areas.
- Pedestrian connections from parking areas to building entrances shall be lit to provide orientation and safety.
- All fixtures shall be automatically controlled.
- Service area lighting shall only be visible within in the service area.
- Building addresses shall be lit.

Signage

The intent is to promote a high quality commercial character through sign design, method of illumination and materials. Signage shall be used in context of adjacent architecture. Signs which are visually “loud” are discouraged. Signs must comply with the minimum standards set forth in the Long beach Municipal Code (LBMC Section 21.44).

If a project involves five or more signs, the developer should apply for a sign program.

Additional Hotel Guidelines

Hotels are quasi-residential uses that relate in scale to multi-family residential buildings, but have specific requirements that should be taken into account to avoid conflicts with adjacent uses.

- Hotel design should avoid thematic architecture.
- Design buildings as a project that contributes to the urban character of the neighborhood. Design of an isolated enclave is not desirable.
- If located on "F" Street, the building must follow the design guidelines in the Mixed-Use Overlay Zone.
- All sides of the building should be consistent in style and quality of design. Avoid "back door" look. (See Figure 87b).
- The primary presence along the major street front should be the building and the drop-off, not the parking. (See Figure 87a). Locate the parking at the rear of the building.
- Parking, delivery and loading should be fully screened and invisible to the public.
- Parking and loading location should not disrupt pedestrian movement or impact privacy of guests.
- To insure privacy of guests, recreation facilities such as a pool should be located to avoid being heard or seen by the adjacent residents or public in general.
- The scale and design of the building should relate to its context. Stairways, corridors and other circulation systems should not be exposed to view, and should be integral to the design of the building.
- Balcony railings should be made of high quality materials that compliment the architectural composition and style. Utilitarian and inherently inexpensive hollow metal or pipe railings are not acceptable.
- Central air conditioning units should be used. Individual room units are not acceptable.

a : The primary presence along the major street front should be the building and the drop-off, not the parking.

b : All sides of the building should be consistent in style and quality of design. Avoid "back door" look.

Figure 87 : Hotel - Urban Character

Additional Business Park Guidelines (Office/ Light Industrial)

The following guidelines seek to achieve a well-planned and high quality environment, and to ensure compatibility between commercial/ industrial development and the proposed community character.

- Each project should be designed to carefully fit into its surroundings to contribute, rather than dominate the character of the area.
- Auxiliary structures associated with industrial buildings such as utility and storage buildings, should be compatible and integrated into the overall design.
- If walls are not required for specific screening and/ or security purposes, they should be avoided. Walls should be kept as low as possible while performing their function.
- Walls should be designed so they are compatible, and an extension of the buildings associated with the project. Avoid the "compound" look.
- Long expanses of walls and fences should be articulated to prevent monotony. The maximum length of an un-articulated wall should be 30 feet, and the minimum articulation in plan should be 6 inches in depth and 2 feet in width.
- Architectural elements that are strongly discouraged include: traditional historic references; large blank/ flat surfaces; exposed concrete block walls; exposed roof drains; un-articulated box like structures.
- Combination of materials is encouraged to achieve visual interest. Avoid monolithic and monochromatic structures.
- Warehouse and light industrial buildings should avoid blank walls facing public streets - locate admistrative offices, breakrooms and uses that require windows, entries and human activity towards the street.
- Roofs are a critical element in the design of industrial buildings. Rooflines should include variations to avoid long continuous planes.
- Brightly colored and highly reflective roof surfaces, including exposed galvanized metal and illuminated roofing materials are discouraged.
- Metal buildings are appropriate only when they are designed to have an exterior appearance that conveys the same high quality of conventional structures. Stock, "off-the-shelf" metal buildings are strongly discouraged.
- Light, neutral colors should be used in light industrial buildings to help reduce their perceived size. Changes in materials for trim pieces are encouraged for visual interest. Paint should not be used as a method of achieving visual interest.

a : Buildings should have a clearly defined main entrance

b : Locate uses that require windows and entries towards the street

Figure 88 : Business Park - Architectural Character

Division VI

Crime Prevention Through Environmental Design

DECEMBER 2, 2004

Crime Prevention Through Environmental Design

General Recommendations (Residential)

- Entrances to residential units should be built in a way that strengthens the concept of "eyes on the street" by increasing visibility and perceptions of safety.
- Address should be clearly posted at all street level entrances as well as at all garage entrances.
- Each front door should have a light which clearly illuminates the entry porch. Lighting should be incorporated on every porch, stoop and open space element.
- Each front door should have a viewer (peep hole) to enable the resident to see who is outside.
- Garage doors in alley should be equipped with lighting to illuminate alleyways, garage doors and rear entrances. The street address of each residential unit should also be clearly illuminated.
- In multi-family buildings, each unit should be clearly marked with the unit number. Well-lit, weather protected directional signage should be at elevator lobbies, courtyard entrances and driveway entrances.
- In multi-family buildings, mailboxes should be located in secure and highly supervised areas. All outgoing mail should be dropped into a locked box to assist with the prevention of identity theft and fraud. Where possible mailboxes be located in secured access points.
- Ficus trees are important to the heritage of Douglas Park and they should be utilized with careful consideration to safety issues. Maintenance and pruning of the trees is essential to ensure an open character.
- Human scale lighting fixtures should be specified and designed to provide adequate lighting for vehicular traffic as well as pedestrian uses.
- Enhanced paving material should be encouraged throughout *all* aspects of Douglas Park, to define property boundaries.

Specific Recommendations (Residential / Open Space)

- At "Park A" (at the corner of Lakewood Boulevard and Carson Street) all park furnishings should be designed to be removable in the event undesirable activity occurs.
- Design of the band shell in "Park D" shall take into consideration the negative impact of skateboarders and loiterers.
- Shade structures in "Park D" should include lighting for usability and security.
- The design of public restrooms should be sensitive to safety concerns. Their entrances should be highly visible and they should be well lit and secureable after hours.
- Home Owners Associations and rental agreements should include landscaping maintenance information to include, but not limited to:
    - Hedges should be maintained at 3'-0" maximum height to maintain visibility;
    - Canopies of trees should be maintained 7'-0" clear from the ground;
    - Thorny plant material should be planted under accessible first floor windows.
    - Planting should not block windows, balconies, patios, and prevent views from inside homes to the street.
- Graffiti should be painted out within 24 hours. Paint color should match existing color. All graffiti occurrences should be reported to the Police Department to determine what additional deterrence may be available. Request a crime prevention survey to determine if the environmental conditions may be contributing to the graffiti.
- Screening devices should be designed so the screened area does not provide a niche or weather shelter.
- Installation of windows along all sides of residential units is strongly encouraged. This is particularly crucial when it comes to paseos and alleyways.
- Paseos and side yards should be viewable by as many windows of surrounding housing units as possible to increase visibility.
- Coordination of Paseos between adjacent blocks is encouraged. Coordinating adjacent blocks create clear paths of vision and sight lines through common areas and higher density residential units.

- Canopies should have lighting elements underneath the canopy and care should be taken to ensure the canopy does not block the address from view of the street.
- Lighting elements should be included with all colonnades, arbors, canopies, and trellis structures to ensure pedestrian pathways are properly lit.
- The interior of parking garages should be painted to assist with light dispersal.
- Stairwells, elevators and other architectural elements should be placed in highly visible areas which, upon exit from the building, place people in well-lit, visually surveilled areas.

Mixed Use Recommendations

- Display should not block visibility into and out of the stores.
- All awnings, overhangs, canopies, should include lighting.
- Caution should be used when designing separate trash enclosures, utility areas, loading docks and other required "screened" areas so that niches, hiding spots and weather shelters are not created.
- Semi-subterranean garages should have the interior walls painted to assist with light dispersion. They should also be well-lit and lighting should be placed over parking stalls as well as in the drive aisles.
- Graffiti shall be removed or painted out within in 24 hours. Paint color should match existing color. All graffiti occurrences should be reported to the Police Department to determine what additional deterrence may be available. Request a crime prevention survey to determine if the environmental conditions may be contributing to the graffiti.
- Plant material should be maintained to not interfere with natural or installed lighting.
- Lighting should be dispersed under awnings, overhangs, and canopies and the like for pedestrian safety.

Commercial / Industrial Guidelines

- Pedestrian-serving commercial activities utilizing linkages for connectivity should be located in highly visible areas with human scale lighting fixtures for use during hours of darkness similar to those listed above.
- Pedestrian linkages should include human scale lighting along pathways.
- Loading docks should be secured after hours and should be monitored by surveillance systems.
- Loading facilities should be secured and well-lit if hidden from view.
- No exterior roof access should be allowed. Dead areas, rear or side parking lots, and other such areas of the parcels should be secured to prevent public access to these areas.
- "Outdoor rooms" and "left over" areas should be designed with particular attention to after hours security.
- Rear parking lots present crime prevention challenges because of the lack of visibility. If lots cannot be secured, they should include extra lighting and windows facing the lots.
- Screened utilities should be designed so that they do not become hiding places or weather shelters for criminal behavior.
- Design of outdoor seat-walls should consider the negative impacts of skateboarders, loiterers, and taggers.
- Planting requirements should include limitations on density of plant material which could affect site lighting. Hedges should be maintained at 3'-0" maximum height to maintain visibility and canopies of trees should be maintained 7'-0" clear from the ground. Ensure trees are not planted underneath lighting fixtures or where they block site visibility.
- Usable open spaces should be designed in highly visible areas to discourage skateboarders, taggers, and loiterers. Design considerations may include lighting and window placement.
- Graffiti should be painted out within 24 hours. Paint color should match existing color. All graffiti occurrences should be reported to the Police Department to determine what additional deterrence may be available. Request a crime prevention survey to determine if the environmental conditions may be contributing to the graffiti.
- Areas screened from off site views should be lit for safety considerations. Lighting shall be maintained at an appropriate level for safety and security.

Division VII

Plant Palette appendix

DECEMBER 2, 2004

Plant Palette

The following represents the recommended plant palette for the Douglas Park landscape for the gateways, parks, streetscapes, perimeter edges, set back landscapes, front yards, and on-site open spaces and amenity areas. The plant palette selections are based on two principals. The first is to select plants, which require low amounts of supplemental water. The second is to select plant material, which recalls the successful plantings found in traditional Long Beach neighborhoods.The majority of the plants should be selected from this palette to create a cohesive landscape for Douglas Park. Alternate plants may be used at the discretion of the Design Review Committee.

Trees

Botanical Name	*Common Name*
Acacia melanoxylon	Blackwood Acacia
Agonis flexuosa	Peppermint Willow
Arbutus unedo	Strawberry Tree
Bauhinia blakeana	Hong Kong Orchid Tree
Brahea armata	Mexican Blue Palm
Butia capitata	Pindo Palm
Cassia leptophylla	Gold Medallion Tree
Cinnamomum camphora	Camphor Tree
Citrus species	Citrus
Cupaniopsis anacardioides	Carrot Wood
Cupressus sempervirens ‘Stricta’	Italian Cypress
Dracaena draco	Dragon Tree
Eriobotrya deflexa	Bronze Loquat
Erythrina caffra	Kaffirboom Coral Tree
Eucalyptus species	Eucalyptus
Ficus microcarpa ‘nitida’	Indian Laurel Fig
Ficus rubiginosa	Rusty-leaf Fig
Geijera parviflora	Australian Willow
Jacaranda mimosifolia	Jacaranda
Juniperus chinensis ‘Torulosa’	Hollywood Juniper
Koelreuteria paniculata	Goldenrain Tree
Koelreuteria bipinnata	Chinese Flame Tree
Lagerstroemia indica	Crape Myrtle
Laurus nobilis	Sweet Bay
Ligustrum lucidum	Glossy Privet
Liquidambar styraciflua	American Sweet Gum
Magnolia grandiflora	Southern Magnolia
Melaleuca quinquenervia	Cajeput Tree
Melaleuca linariifolia	Flaxleaf Paperbark
Metrosideros excelsus	New Zealand Christmas Tree

Olea europaea	Olive
Phoenix canariensis	Canary Island Palm
Phoenix dactylifera	Date Palm
Phoenix reclinata	Senegal Date Palm
Pinus canariensis	Canary Island Pine
Pinus eldarica	Afghan Pine
Pinus halepensis	Aleppo Pine
Pistacia chinensis	Chinese Pistache Tree
Platanus x acerifolia	London Plane Tree
Platanus racemosa	California Sycamore
Podocarpus gracilior	Fern Pine
Pyrus calleryana'Bradford'	Bradford Pear
Quercus agrifolia	Coast Live Oak
Quercus ilex	Holly Oak
Quercus suber	Cork Oak
Quercus virginiana	Southern Live Oak
Robinia pseudoacacia	Black Locust
Rhus lancea	African Sumac
Schinus molle	California Pepper
Tabebuia avellanedae	Trumpet Tree
Tipuana tipu	Tipu Tree
Trachcarpus fortunei	Windmill Palm
Tristania conferta	Brisbane Box
Ulmus parvifolia	Evergreen Elm

Shrubs

Botanical Name	*Common Name*
Acacia redolens 'Desert Carpet'	Prostrate Acacia
Agapanthus species	Lily of the Nile
Agave species	Agave
Aloe species	Aloe
Alyogyne huegelii	Blue Hibiscus
Anigozanthus flavidus	Kangaroo Paw
Arbutus unedo	Strawberry Tree
Azalea species	Azalea
Bougainvillea species	Bougainvillea
Buxus japonica	Japanese Boxwood
Camellia japonica	Camellia
Camellia sasanqua	Camellia
Carissa macrocarpa	Natal Plum
Chamaerops humilis	Mediterranean Fan Palm
Cistus species	Rockrose
Cyperus alternifolius	Umbrella Plant

Cyperus papyrus	Papyrus
Dietes bicolor	Fortnight Lily
Diosma pulchrum	Pink Breath of Heaven
Echium fastuosum	Pride of Madeira
Elaeagnus pungens	Silverberry
Escallonia fradesii	NCN
Fatsia japonica	Japanese Aralia
Feijoa sellowiana	Pineapple Guava
Hesperaloe parviflora	Red Yucca
Hemerocallis species	Daylily
Heteromeles arbutiolia	Toyon
Hibiscus species	Chinese Hibiscus
Ilex species	Holly
Juncus species	Rush
Justicia brandegeana	Shrimp Plant
Lantana species	Lantana
Lavandula species	Lavender
Lavatera assurgentiflora	Tree Mallow
Leptospermum laevigatum	Australian Tea Tree
Leptospermum scoparium	New Zealand Tea Tree
Ligustrum japonicum 'Texanum'	Japanese Privet
Liriope species	Lily Turf
Melaleuca nesophila	Pink Melaleuca
Muhlenbergia rigens	Deer Grass
Myoporum 'Pacificum'	Myoporum
Myrtus communis 'compacta'	Myrtle
Nandina domestica	Heavenly Bamboo
Osmanthus fragrens	Sweet Olive
Penniseturm setacium	Fountain Grass
Phoenix roebelenii	Pigmy Date Palm
Phorium tenax	New Zealand Flax
Pittosporum tobira	Mock Orange
Rhaphiolepis species	India Hawthorn
Rosa banksiae	Lady Banks' Rose
Rosa species	Rose
Rosmarinus species	Rosemary
Salvia greggii	Autumn Sage
Salvia leucantha	Mexican Bush Sage
Santolina species	Santolina
Stachys byzantina	Lamb's Ears
Strelitzia nicolai	Giant Bird of Paradise
Strelitzia reginae	Bird of Paradise
Thevetia peruviana	Yellow Oleander
Trichostema lanatum	Wooly Blue Curls
Viburnum species	Viburnum
Westringia fruticosa	Westringia
Xylosma congestum 'Compacta'	Dwarf Xylosma

Groundcovers

Botanical Name	*Common Name*
Ajuga reptans	Carpet Bugle
Festuca ovina 'Glauca'	Blue Fescue
Festuca	Marathon II or Marathon III Sodded Turf
Fragaria chiloensis	Wild Strawberry
Isotoma fluviatilis	Blue Star Creeper
Lantana species	Lantana
Lonicera japonica	Japanese Honeysuckle
Myoporum 'Pacificum'	Myoporum
Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary
Senecio mandralisce	Senecio
Thymus vulgaris	Common Thyme
Trachelospermum jasminoides	Star Jasmine

Vines and Espaliers

Botanical Name	*Common Name*
Beaumontia grandiflora	Herald's Trumpet Vine
Bougainvillea species	Bougainvillea
Camellia sasanqua	Camellia
Clytostoma callistegioides	Violet Trumpet Vine
Distictis buccinatoria	Blood Red Trumpet Vine
Ficus repens	Creeping fig
Gelsemium sempervirens	Carolina Jessamine
Grewia occidentalis	Lavendar Starflower
Hardenbergia violacea	False Sarsaparilla
Jasminium polyanthemum	Jasmine
Lonicera japonica	Japanese Honeysuckle
Pandorea jasminoides	Bower Vine
Parthenocissus tricuspidata	Boston Ivy
Podocarpus gracilior	Fern Pine
Rosa Species	Rose
Wisteria floribunda	Wisteria

Division VIII

Sustainability Features

DECEMBER 2, 2004

Sustainability Features

Douglas Park is committed to sustainable development and is taking steps to minimize development impacts to the environment and the quality of buildings for people. This will be accomplished in a variety of ways throughout the multiple phases of the project including site demolition and clearing, construction and landscaping, and through project operations for decades to come after completion.

These efforts will ultimately result in substantially less waste in our local landfills, less energy use, lower utility costs, increased comfort in homes and businesses and contribute to a better future by reducing our nations energy needs and building a cleaner environment for the future. Douglas Park will make every effort to incorporate the following sustainability features into all development and landscaping projects.

Project Development & Urban Design

- As an urban infill and brownfield redevelopment site, the Douglas Park project contributes to the preservation of open space and takes advantage of existing investments in infrastructure.
- Provide a functional and aesthetic open space program to encourage physical activity, connectivity and pedestrian friendly access between residential, commercial, open space and community land uses.
- Encourage walking and cycling as alternatives to automobile transportation by providing attractive and safe pedestrian and bicycle paths and connections and bike racks throughout Douglas Park and connecting to existing systems adjacent to the site.
- Provide tree-lined streets that create shade and reduce energy consumption in commercial and residential buildings.
- Incorporate New Urbanist principles into the design of neighborhoods in the Douglas Park project such as: front porches and the elimination of the front-of-the-house garage, providing centralized parks and other walkable destinations such as neighborhood markets, pedestrian-friendly retail and dinning, etc.
- Build houses on a grid street pattern, and include a variety of housing types and styles to meet a variety of generational and income groups.
- Provide green spaces around commercial buildings to reduce urban heat island effects.
- Use trees to shade dark parking lot area surfaces to reduce heat island effects.

Project Demolition

- Recycle materials from the demolition of existing structures and infrastructure, such as concrete, and asphalt and reusable or recyclable metals for use in the Douglas Park construction projects or for use elsewhere through recycling.

Project Landscaping

- Use reclaimed water for landscape irrigation in the streetscapes and parks to reduce the demand for potable water.
- Use state-of-the-art programmable irrigation control systems with rain gauges.
- The use of drip-irrigation systems are encouraged, where feasible.
- In the Public Realm turf should be limited to where it is functionally necessary such as in areas for active and passive recreation and in parkways adjacent to on street parking.
- In commercial areas turf should be limited to areas which are useable. Narrow areas less than 10 feet across or irregular shaped areas should be avoided because they are difficult to irrigate without overspray.
- Use a landscape palette which requires low amounts of supplemental water.
- Significantly reduce the amount of existing stormwater runoff from the site by maximizing open spaces and pervious surfaces for landscaping, and where practicable in walking paths and in low-use parking areas.
- Implement sediment and erosion control measures for the project during construction to prevent the loss of soil and prevent sedimentation of downstream storm drain systems.

Residential Construction

- All Douglas Park Homes are to incorporate measures to minimize energy consumption by achieving an “ENERGY STAR Qualified New Home” rating and by exceeding statewide energy-efficiency requirements (T24) by at least 15%. Homes can achieve these requirements through a variety of established technologies and building practices including Tight Construction; Tight Ducts; Improved Insulation; High Performance Windows; Energy Efficient, Heating and Cooling Equipment, solar building orientation, and other practices.
- All standard appliances provided by the residential builders in each home are to be Energy Star rated.
- Provide low-flow water fixtures, including shower heads, bathroom and kitchen faucets, and toilets in each home.

- Provide on-demand hot water pumps in each home to reduce the amount of time it takes for hot water to reach the faucet reducing the amount of water waste.
- Fit single family detached homes for optional or future solar / photovoltaic roof panels.
- Provide kitchen recycling centers in each home with a 2-bin trash center drawer or cabinet.
- Use low VOC carpets in model homes and provide as an option to homebuyers.
- Use low formaldehyde fiberglass insulation or fiberglass alternatives such as cotton, cellulose, etc. in each home.
- Refrain from using tropical hardwoods in model homes, unless such woods are FSC certified.
- Use low VOC paints and finishes in interior spaces of model homes/units in order to improve indoor air quality and provide as an option to homebuyers.

Commercial Construction

- In compliance with the City's Green Building Policy, complete any public buildings required by the DDR, such as schools, community centers, libraries, police or fire stations in compliance with the US Green Building Council's LEED Certification program. Such public buildings will achieve a USGBC rating of LEED Certified or higher.
- Use glass with less than 25% reflectivity on the exterior of all commercial buildings.
- Refrain from using tropical hardwoods unless such woods are FSC certified.
- Use low VOC paints and finishes in interior spaces of commercial buildings in order to improve indoor air quality.
- Provide Energy Star appliances in all commercial projects.
- Provide low-flow water fixtures, including drinking fountains, bathroom and kitchen faucets, and toilets in all commercial and retail projects.